CLASS "A" PERMIT

City of Los Angeles
Department of Public Works
Bureau of Engineering

Job Location:	603 E 4TH ST
Contact:	NELSON
Contact Phone:	310-922-6609
Permittee:	MIGUEL
Permittee Address:	5419 HOLLYWOOD BLVD SUITE C 201 LOS ANGELES, CA 90027
Permittee Phone:	310-922-6609
Description of Work:	New
APN:	**5147-002-012**

Permit No.	A2017-002952 C
Reference No.	**66354**
Date Issued:	11/28/2017
Expiration Date:	05/27/2018
Engineering District:	Central
Thomas Guide (Page/Grid):	634 G5
Issued by:	Jacob Bigler
Issuing District:	Central

For questions regarding this permit call: (213) 482-7030

CALL BUREAU OF CONTRACT ADMINISTRATION
FOR INSPECTION PRIOR TO COMMENCING WORK: (213) 485-5080

I hereby agree to observe all requirements of the Los Angeles Municipal Code, the Standard Specifications, and any special requirements made part of this permit.

X _____ Date: 11 28 17 Inspector: _____ Date: _____

FIELD NOTES:

REMARKS: PERMIT FOR THE PLACEMENT OF SIDEWALK AT THE BACK OF CURB AND INSTALLATION OF BSS APPROVED PLANTS. APPLICANT MUST MAINTAIN 7-FT OF UN-OBSTRUCTED PEDESTRIAN ACCESS AT ALL TIMES. PERMIT IS FOR A TOTAL OF 18-LOCATIONS TO BE INSPECTED + 3 DRIVEWAY REMOVAL / NEW SIDEWALK/CURB & GUTTER PER THE FOLLOWING REVOCABLE PERMITS: 2017000024 - 603-605 E. 4TH ST., 2017000025 - 405 S. TOWNE AVE., 2017000097 - 500 E. 4TH ST., 2017000100 - 440 S. TOWNE AVE., 2017000125 - 417 S. TOWNE AVE., 2017000126 - 446 S. TOWNE AVE., 2017000193 - 618-624 E. 4TH ST., 2017000223 - 462 -472 E. 4TH ST., 2017000240 - 412-426 S. CROCKER., 2017000241 - 411 S. STANFORD, 2017000242 - 424-426 S. TOWNE AVE., 2017000243 - 429-443 S. TOWNE AVE., 2017000244 - 463-471 E. 4TH ST., 2017000245 - 501-505 E. 4TH ST., 2017000246 - 408 S. STANFORD, 2017000247 - 417-429 S. STANFORD, 2017000250 - 420-426 S. SAN PEDRO, 2017000251 - 410-420 S. TOWNE AVE.,

	Frontage	Intersection		Frontage	Intersection
Curb Face to Edge of Sidewalk:			**Width of Sidewalk:**		
Height of Curb:			**Curb Face to Property Line:**		

Driveways:

Driveway No.	Case No.	(A)	(X)	(Y)	(W)	(T)	(GW)

Fees:

Fee Description	Qty	Unit	Rate	Subtotal	Discount	Net Amt.	3.00% Sur.(1)	7.00% Sur.(2)	Total	Inspection Results Qty	Inspection Results Initial
A-Permit Basic Fee	1	each	$273.00	$273.00	$0.00	$273.00	$8.19	$19.11	$300.30		
Concrete Pvmt Insp-Sidewalk 1 (new)	64.00	Sq. Ft.	$0.85	$54.40	$54.40	$0.00	$0.00	$0.00	$0.00		
Concrete Pvmt Insp-Sidewalk 2 (new)	120.00	Sq. Ft.	$0.85	$102.00	$0.00	$102.00	$3.06	$7.14	$112.20		
Concrete Pvmt Insp-Sidewalk 3 (new)	120.00	Sq. Ft.	$0.85	$102.00	$0.00	$102.00	$3.06	$7.14	$112.20		
Concrete Curb Insp	56.00	Ft.	$3.70	$207.20	$0.00	$207.20	$6.22	$14.50	$227.92		
Special Insp Reg Rate / Hr	18	Hour	$95.00	$1,710.00	$0.00	$1,710.00	$51.30	$119.70	$1,881.00		
Totals				**$2,448.60**	**$54.40**	**$2,394.20**	**$71.83**	**$167.59**	$2,633.62		

Job Location: 603 E 4TH ST

Permit No. A2017-002952

Initials:

General Notes

1. A copy of this permit must be at the jobsite at all times.
2. All changes in sketches and permit limits must have prior approval.
3. Call for inspection before noon on the workday prior to doing any work.
4. All work shall comply with the latest edition of the "Greenbook", Standard Specifications for Public Works Construction.
5. Jobsite conditions must comply with the latest edition of the "Work Area Traffic Control Handbook" (W.A.T.C.H.)
6. Pedestrian and vehicular access must be maintained at all times. Barricades and lights must be in use at the jobsite from the start of removals to the completion of the work.
7. If the contractor does not furnish barricades and protective devices, as required, the City of Los Angeles may, at its option, provide them for a fee to the contractor.
8. **All traffic lanes (including: Through, Turning, and Peak Hour lanes) shall be unobstructed from 3:30PM to 7:00 PM and 6:00 AM to 9:00 AM. One traffic lane may be closed at all other times.**
9. The jobsite, including temporary resurfacing, must be maintained by the permittee until all permanent resurfacing is completed.
10. No driveway apron shall be permitted for front yard parking per LAMC Sec 12.21 C (g).
11. Sawcut all removals. No backfill or concrete shall be placed without approval of the inspector.
12. Slurry cement backfill is required in all public streets and alleys. Laterals require inspection before the backfill is placed.
13. Only Bonded Sewer Contractors are permitted to make sewer connections in the public right of way.
14. Property line connections must be completed prior to calling for inspection.
15. All permanent resurfacing must be completed within 3 weeks of the temporary resurfacing or the completion of the job.
16. All permanent resurfacing must be identified by an approved marker/tag identifying the permittee and the year the work was completed. Tags are to be placed as close to the curb as possible. For excavations less than 50 feet long, only one tag should be placed in the middle. For longer excavations, tags should be placed at 50 feet intervals and at both ends.
17. The permittee is required to contact any other agencies impacted by their work.
18. **PERMITTEE SHALL STOP WORK AND CONTACT THE PERMITTING AGENCY PRIOR TO CUTTING OR EXCAVATING ANY DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK.**
19. **ANY DAMAGE TO DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK MUST BE REPAIRED IN KIND OR RECONSTRUCTED IN KIND BY THE PERMITTEE, AS DIRECTED BY THE PERMITTING AGENCY, IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND THE INSPECTOR OF PUBLIC WORKS.**
20. NO CONSTRUCTION IS ALLOWED ALONG STREETS SUBJECT TO HOLIDAY SEASON STREET CLOSURE RESTRICTIONS. THE HOLIDAY SEASON STREET CLOSURE MORATORIUM IS IN EFFECT FROM MONDAY NOVEMBER 20, 2017 UP UNTIL TUESDAY JAN 2, 2018.
21. See LAMC Sec 62.115 regarding refunds of this permit
22. This permit does not allow occupying/fencing-off/separating and utilizing the public right-of-way permitted work area prior to the start of work or after the work is completed. Furthermore, the work area shall not be used for storage, parking, or staging of the construction activities on the private property
23. The drain shall be 3" diameter pipe for a 6" curb face and a 4" diameter pipe for an 8" curb face or greater. The invert of the drain shall be located ½" above the gutter flowline. The drainpipe shall have a minimum 2" clearance from top of curb and be laid on a straight grade with a minimum slope of 1/8" per foot and terminate 1" back of the curb face.

(1) The 3% surcharge funds improvements for the Development Services Trust Fund (LAMC 57.118.4 and 61.17).
(2) The 7% surcharge funds the Public Works Engineering Equipment and Training Trust Fund (LAMC 61.03).

Minimum Inspection Charges: a 10 sq. ft. applies to driveways, sidewalks, access ramps, alley intersections, street resurfacing, and gutters. A 3 ln. ft. applies to curbs and curb cuts.

Underground Service Alert	(800) 422-4133
Bureau of Street Lighting	
Street Light Relocation	(213) 847-1551
Dept. of Transportation	
Traffic Signal Relocation	(213) 485-2261
Parking Meter Removal/Relocation	(213) 485-2273
Department of Water and Power	
Water Meter Removal/Relocation	(800) 342-5397
Bureau of Street Services	
Street Tree Removal/Trimming	(213) 847-3077
Barricades/Street Closure	(213) 485-5691

Call 48 hours prior to work

Call 48 hours prior to work

Call 48 hours prior to work

DPW ENGINEERING
CENTRAL
CR 25 31 173459 11/28/17 02:46PM

51 101 A-PERMIT BASIC FEE	1.00 X $273.00	$273.00
51 117 CONCRETE PVMT INSP-SIDEWALK	120.00 X $0.85	$102.00
51 117 CONCRETE PVMT INSP-SIDEWALK	120.00 X $0.85	$102.00
51 118 CONCRETE CURB INSP	36.00 X $5.70	$207.20
51 163 SPECIAL INSP REG RATE / HR	8.00 X $0.00	$1,710.00
34 500 DEVELOPMENT SERVICES CNTR SURCHARGE MIN	1.00 X $71.83	$71.83
34 503 EQUIP & TRAINING SURCHARGE MIN	1.00 X $167.59	$167.59

A2017-002952

Total Due: $2,633.62
Credit Card: $2,633.62
303473082976849420
HAEA NICDAY

DPW ENGINEERING
CENTRAL
CR 25 31 173460 11/28/17 02:49PM

51 117 CONCRETE PVMT INSP-SIDEWALK	64.00 X $0.85	$54.40

A2017-002952

Total Due: $54.40
No Check

NO FEE NO FEE NO FEE
Name: MIGUEL NELSON
Addr: 449 HOLYOKE ST
Auth: 8 AGE, CA 90027
Dept: 8 WHERE DOY

Printed on: 11/28/2017 at: 2:41 PM

CLASS "A" PERMIT

(SUPPLEMENTAL TO PERMIT NO. A2017-002952)

City of Los Angeles
Department of Public Works
Bureau of Engineering

Job Location:	603 E 4TH ST
Contact:	NELSON
Contact Phone:	310-922-6609
Permittee:	MIGUEL
Permittee Address:	5419 HOLLYWOOD BLVD SUITE C 201 LOS ANGELES, CA 90027
Permittee Phone:	310-922-6609
Description of Work:	New
APN:	**5147-002-012**

Permit No.	A2017-002952 C
Reference No.	**69421**
Date Issued:	05/21/2018
Expiration Date:	11/17/2018
Engineering District:	Central
Thomas Guide (Page/Grid):	634-G5
Issued by:	Fatima Guerra
Issuing District:	Central

For questions regarding this permit call: (213) 482-7030

CALL BUREAU OF CONTRACT ADMINISTRATION
FOR INSPECTION PRIOR TO COMMENCING WORK: (213) 485-5080

I hereby agree to observe all requirements of the Los Angeles Municipal Code, the Standard Specifications, and any special requirements made part of this permit.

X _____ Date: 5/21/18 Inspector: _____ Date: _____

FIELD NOTES:

REMARKS: SUPPLEMENTAL PERMIT TO EXTEND THE FOLLOWING REVOCABLE PERMIT SCOPE OF WORK: FOR THE PLACEMENT OF SIDEWALK AT THE BACK OF CURB AND INSTALLATION OF BSS APPROVED PLANTS. APPLICANT MUST MAINTAIN 7-FT OF UN-OBSTRUCTED PEDESTRIAN ACCESS AT ALL TIMES. PERMIT IS FOR A TOTAL OF 18-LOCATIONS TO BE INSPECTED + 3 DRIVEWAY REMOVAL / NEW SIDEWALK/CURB & GUTTER PER THE FOLLOWING REVOCABLE PERMITS: 2017000024 - 603-605 E. 4TH ST., 2017000025 - 405 S. TOWNE AVE., 2017000097 - 500 E. 4TH ST., 2017000100 - 440 S. TOWNE AVE., 2017000125 - 417 S. TOWNE AVE., 2017000126 - 446 S. TOWNE AVE., 2017000193 - 618-624 E. 4TH ST., 2017000223 - 462 -472 E. 4TH ST., 2017000240 - 412-426 S. CROCKER., 2017000241 - 411 S. STANFORD, 2017000242 - 424-426 S. TOWNE AVE., 2017000243 - 429-443 S. TOWNE AVE., 2017000244 - 463-471 E. 4TH ST., 2017000245 - 501-505 E. 4TH ST., 2017000246 - 408 S. STANFORD, 2017000247 - 417-429 S. STANFORD, 2017000250 - 420-426 S. SAN PEDRO, 2017000251 - 410-420 S. TOWNE AVE., (ORIGINAL A-PERMIT REF# 66354). CALL FOR INSPECTION.

	Frontage	Intersection		Frontage	Intersection
Curb Face to Edge of Sidewalk:			**Width of Sidewalk:**		
Height of Curb:			**Curb Face to Property Line:**		

Driveways:

Driveway No.	**Case No.**	**(A)**	**(X)**	**(Y)**	**(W)**	**(T)**	**(GW)**

Fees:

Fee Description	**Qty**	**Unit**	**Rate**	**Subtotal**	**Discount**	**Net Amt.**	**3.00% Sur.(1)**	**7.00% Sur.(2)**	**Total**	**Inspection Results** Qty	Initial
A-Permit Basic Fee	1	each	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
Totals				**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$0.00		

Job Location: 603 E 4TH ST

Permit No. A2017-002952

General Notes

Initials:

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8. **All traffic lanes (including: Through, Turning, and Peak Hour lanes) shall be unobstructed from 3:30PM to 7:00 PM and 6:00 AM to 9:00 AM. One traffic lane may be closed at all other times.**
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11. Sawcut all removals. No backfill or concrete shall be placed without approval of the inspector.
12. Slurry cement backfill is required in all public streets and alleys. Laterals require inspection before the backfill is placed.
13. Only Bonded Sewer Contractors are permitted to make sewer connections in the public right of way.
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23. The drain shall be 3" diameter pipe for a 6" curb face and a 4" diameter pipe for an 8" curb face or greater. The invert of the drain shall be located ½" above the gutter flowline. The drainpipe shall have a minimum 2" clearance from top of curb and be laid on a straight grade with a minimum slope of 1/8" per foot and terminate 1" back of the curb face.
24. Trench backfill and A/C pavement resurfacing shall follow the latest version of LA City Standard Plan S477.

(1) The 3% surcharge funds improvements for the Development Services Trust Fund (LAMC 57.118.4 and 61.17).
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Dept. of Transportation		
Traffic Signal Relocation	(213) 485-2261	Call 48 hours prior to work
Parking Meter Removal/Relocation	(213) 485-2273	
Department of Water and Power		
Water Meter Removal/Relocation	(800) 342-5397	
Bureau of Street Services		
Street Tree Removal/Trimming	(213) 847-3077	

Inspection Records for Permit Number A2017-002952
Job Address: 603 E 4TH ST
APN: 5147002012

Inspection Record Number 1

Inspection Date	11/30/2017
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	1.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
MADE A PRECON WALK-THRU WITH PERMITTEE MIGUEL NELSON AT VARIOUS LOCATIONS.

Inspection Record Number 2

Inspection Date	02/13/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	1.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
CHECKED FORMS FOR NEW C&G FOR CLOSURE OF 2 DWYS AT NEC 4TH/TOWNE.

Inspection Record Number 3

Inspection Date	02/14/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	1.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
CHECKED CONCRETE PLACEMENT FOR C&G AT NEC 4TH/TOWNE.

Inspection Record Number 4

Inspection Date	02/15/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	0.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
CHECKED GRADE FOR SW SECT AT NEC 4TH/TOWNE.

Inspection Record Number 5

Inspection Date	02/23/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	0.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
CHECKED NEW SW SECT AT NEC 4TH/TOWNE.

Inspection Record Number 6

Inspection Date	04/18/2018
Inspector	ERROL QUIMPO

Inspection Type	**PRELIMINARY**
Inspection Hours	1.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
CHECKED FORMS FOR NEW C&G FOR THE DWY CLOSURE AT W/S CENTRAL JUST S/O 4TH ST.

Inspection Record Number 7

Inspection Date	05/02/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	0.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
CHECKED NEW SW SECT AT W/S CENTRAL.

Inspection Record Number 8

Inspection Date	05/16/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	1.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
AS REQUESTED, MET & CONFERRED WITH PERMITTEE, MIGUEL NELSON AT JOBSITE.

Inspection Record Number 9

Inspection Date	05/23/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	2.0
Record Date	05/23/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
WAS TASKED BY PCI TO CHECK STATUS OF A-PERMIT WORK. VISITED ALL JOB LOCATIONS, TOOK PICTURES AND E-MAILED IT TO HIM.

Inspection Record Number 10

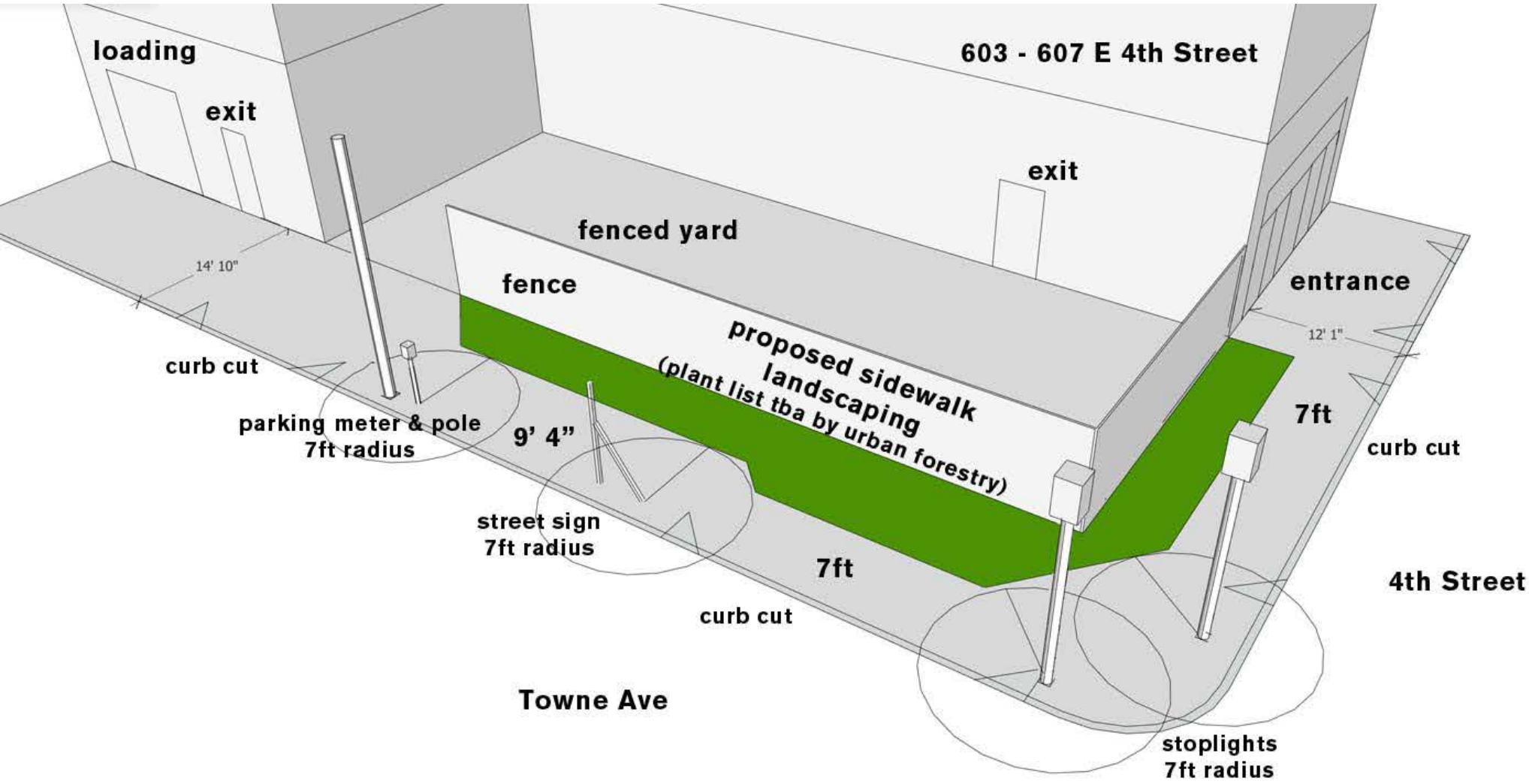
Inspection Date	06/14/2018
Inspector	ERROL QUIMPO
Inspection Type	**PRELIMINARY**
Inspection Hours	1.0
Record Date	06/15/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
MADE A FINAL WALK THROUGHOUT THE PROJECT. MET & CONFERRED WITH TONY BROWN.

Inspection Record Number 11

Inspection Date	06/15/2018
Inspector	ERROL QUIMPO
Inspection Type	**FINAL**
Inspection Hours	0.0
Record Date	06/15/2018
Record Entered by	ERROL QUIMPO

Inspection Comments
WORK COMPLETED.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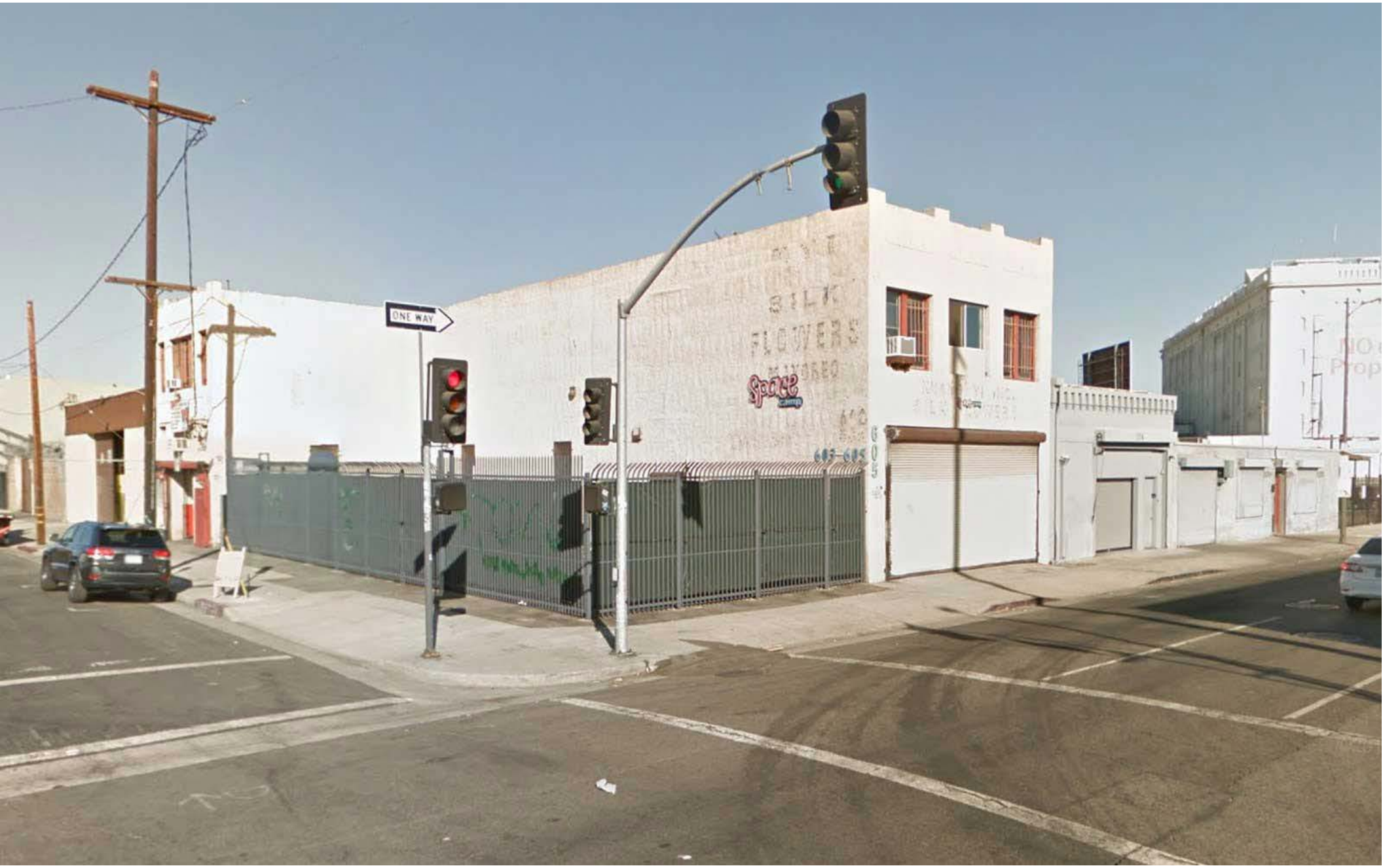
exit
603 - 607 E 4th Street
exit
fenced yard
fence
14' 10"
entrance
12' 1"
proposed sidewalk
landscaping
(plant list tba by urban forestry)
curb cut
parking meter & pole
7ft radius
9' 4"
7ft
curb cut
street sign
7ft radius
7ft
4th Street
curb cut
Towne Ave
stoplights
7ft radius


ONE WAY
FLOWERS
Space
605

This page is part of your document - DO NOT DISCARD

20160000278

Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

01/04/16 AT 08:00AM

FEES:	38.00
TAXES:	10,360.00
OTHER:	0.00
PAID:	10,398.00

LEADSHEET

201601040160004

00011556156

007304203

SEQ:
15

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E521946

T24

2

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

Creative Industrial, LLC
5621 W. Jefferson Blvd
Los Angeles, CA 90016

01/04/2016

20160000278

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE

Grant Deed

3

RECORDING REQUESTED BY:
Provident Title Company

AND WHEN RECORDED MAIL TO:
Creative Industrial, LLC
5021 W. Jefferson Blvd.
Los Angeles, CA 90016

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 11357858 **Escrow No.:** 101921-GK
AP#: 5147-002-012

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $2,035.00 County - $8,325. in City
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ruby Trading, Inc., a California Corporation

hereby GRANT(s) to:

Creative Industrial, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as: SEE Exhibit "A"
LOTS 15 AND 16 IN BLOCK 4 OF WOLFSKILL ORCHARD TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9 TO 13, INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Also Known as: 603 - 605 W. 4th St., Los Angeles, CA 90013

Dated December 23, 2015

Ruby Trading, Inc., a California Corporation

By: Ahmad Abbas Khan
Ahmad Abbas Khan, President

By: Rubina Khan
Rubina Khan, Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On December 23, 2015 before me, Catherine Jin McDonald A Notary Public personally appeared Ahmad Abbas Khan and Rubina Khan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

CATHERINE JIN MCDONALD
Commission # 2044417
Notary Public - California
Los Angeles County
My Comm. Expires Oct 6, 2017

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

15

Exhibit "A"

LOTS 15 AND 16 IN BLOCK 4 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGES 9 THROUGH 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CREAIND-01 KLE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/27/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776
Los Angeles, CA - Center Drive - HUB International Insurance Services Inc.
6701 Center Drive
#1500
Los Angeles, CA 90045

CONTACT NAME: Kristine Le
PHONE (A/C, No, Ext): (805) 618-3784 FAX (A/C, No):
E-MAIL ADDRESS: Kristine.Le@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hamilton Specialty Insurance Company, Hamilton USA	13551
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Creative Industrial, LLC
5021 West Jefferson Blvd.
Los Angeles, CA 90016

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE / X OCCUR	X		AAHS1000008102	01/06/2017	01/06/2018	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY / PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is included as Additional Insured as respects the operations of the Named Insured as their interest may appear.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Payment for: Revocable Permit

Reference Number: 2017000024

Online Credit Card Payment

Transaction Approved

Payment Amount: $1,983.78

Transaction ID:	4628
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	LOS ANGELES
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$1,983.78
Bill Date/Time:	04/20/2017
Bill Request ID:	200417B39-4FDF632D-43C8-4117-9B57-4D9A725D31BD

BOARD OF PUBLIC WORKS
MEMBERS

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DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

May 25, 2017

Creative Industrial, LLC
5021 W. Jefferson Blvd
Los Angeles, CA 90016

Attn: Miguel Nelson

603-605 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000024

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to eight (8) feet in the public right-of-way Along Towne Ave and up to five (5) feet in the public right-of-way along 4th St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the irrigation system and landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

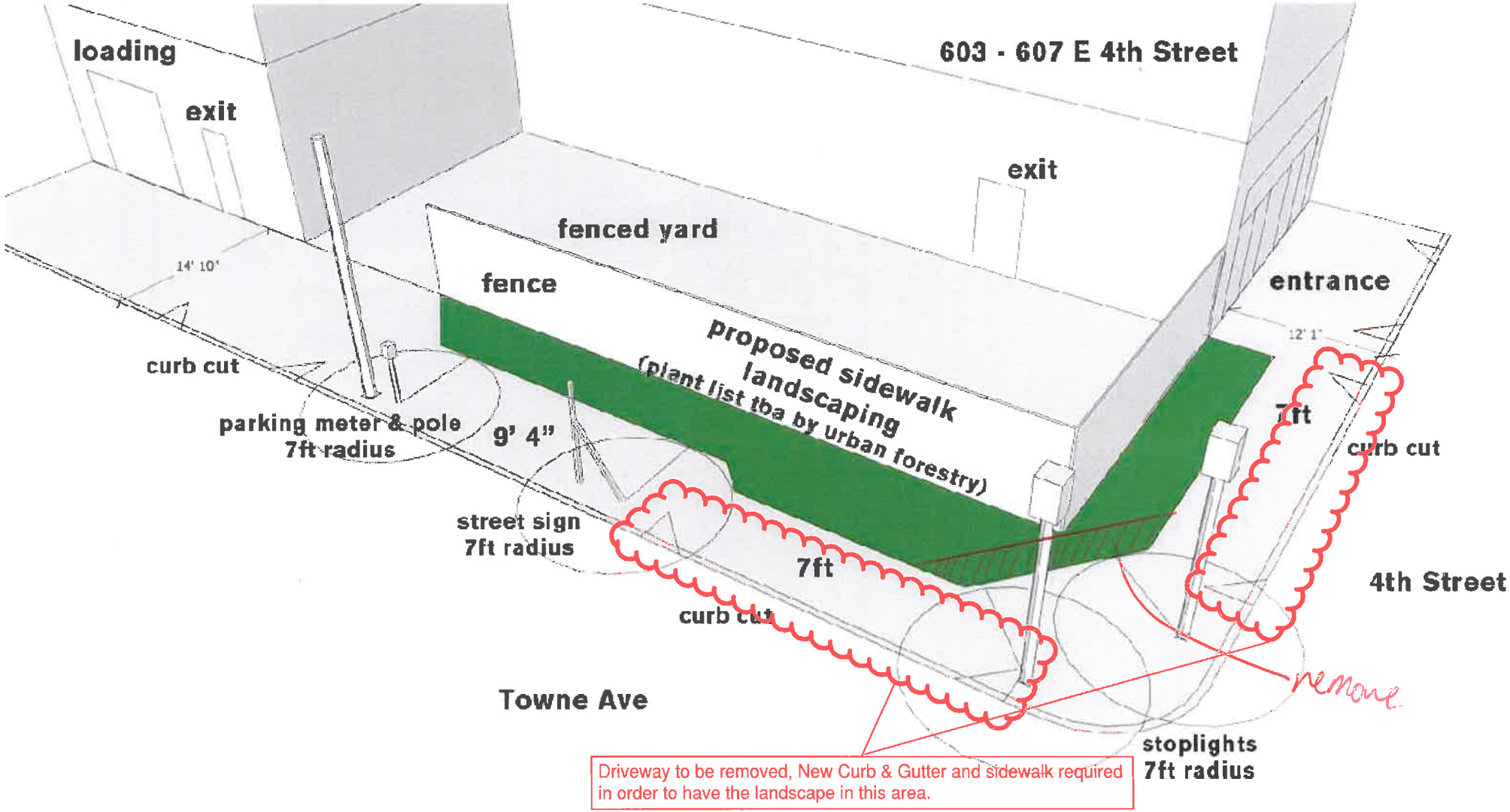
The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
4th.St.603-605.E.rpr.
Enclosure
CC: miguel@marvimon.com



if Curb & Gutter not replaced, landscape must be removed from the area.

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil

evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of moss, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements.

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500μm)	30

Nitrogen Content (% dry weight)

Redwood	0.4 – 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity 2.50 millisiemens per centimeter (0.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and taking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-5 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5819 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

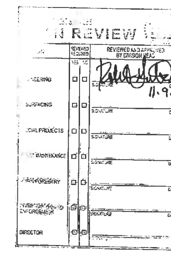
B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

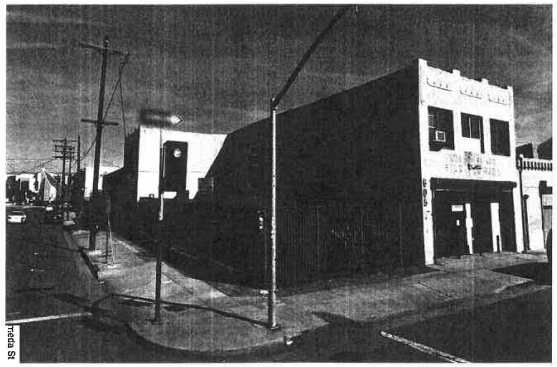


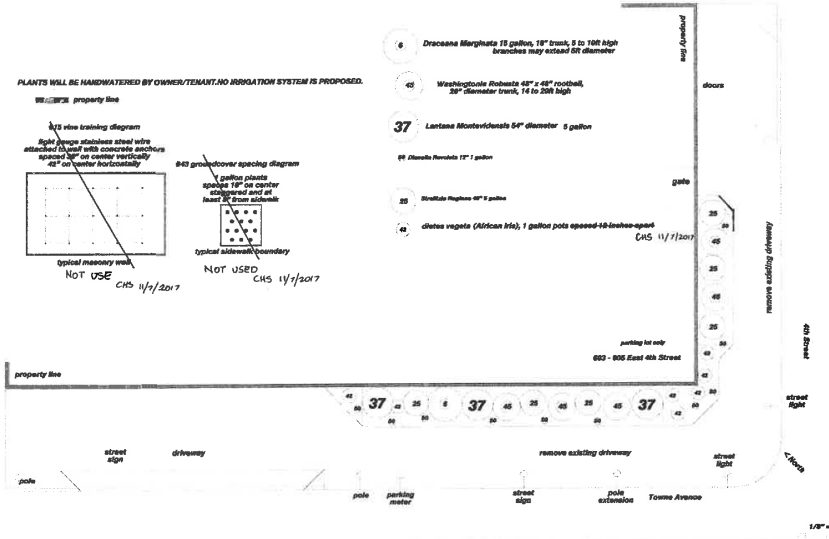
1/8" = 1ft

Application Ref # 2017000024
Page 1 of 2 – Planting Diagram

603-605 East 4th Street

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com





REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Jacob Bigler <jacob.bigler@lacity.org>

Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnlsn@gmail.com> wrote:

> shay, i already applied 2 months ago. do you want me to come in and apply again?
>
> mn☎
>
> On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
>
> Thanks Ari!
>
> Miguel, please proceed with applying for an R-permit at the counter.
>
> Regards,
> Shay
>
> Shawyue "Shay" Doong, P.E.
> Central District | Civil Engineer | Permit Services Manager
> Bureau of Engineering | Department of Public Works
> 201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
> tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org
>
> On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
>
>> Hi Shay,
>>
>> Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.
>>
>> As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.
>>
>> Let me know if you have any further questions.
>>
>> Warmly,
>>
>> Ari
>>
>> On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
>>
>>> thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.
>>>
>>> Miguel Nelson
>>> Marvimon Productions
>>> 310 922 6609
>>>
>>> Flora Chang · Millwick · SmogShoppe

On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Haroot Avanesian** <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

> nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
>
> > Hi Miguel,
> > Please send project visuals.
> > Thanks,
> >
> > Haroot

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Wes Pringle** <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

> hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.
>
> best,
> miguel
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe

--
--

Wes Pringle. P.E.

Transportation Engineer
Metro Development Review

100 S. Main Street, 9th Floor

Los Angeles, CA 90012

Cell Phone: 213-718-0713

Los Angeles Department of Transportation
213.972.8482

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without reading or saving in any manner.

Jacob Bigler <jacob.bigler@lacity.org>

Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:

> great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
>
> > hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing... the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
> >
> > best,
> > miguel
> >
> > Miguel Nelson
> > Marvimon Productions
> > 310 922 6609
> >
> > Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Robert Gutierrez** <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mglnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———
From: <mglnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn☎

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

> thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

> All,
> A few things to be addressed.
> 1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.
>
> 2. BSS will not oppose the proposal but does not support it either for the the following reasons:
> a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
> b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).
>
> 3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.
>
> In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.
>
> As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.
>
> On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
>
>> hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.
>>
>> please copy me and keep me in the loop.
>>
>> best,
>> m
>>
>> Miguel Nelson
>> Marvimon Productions
>> 310 922 6609

Flora Chang · Millwick · SmogShoppe

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Creative Industrial, LLC

5021 W. Jefferson Blvd.

Los Angeles, CA 90016

is the owner of real property, located at

603 - 605 E. 4th St.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 15 & 16 of Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Maps

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

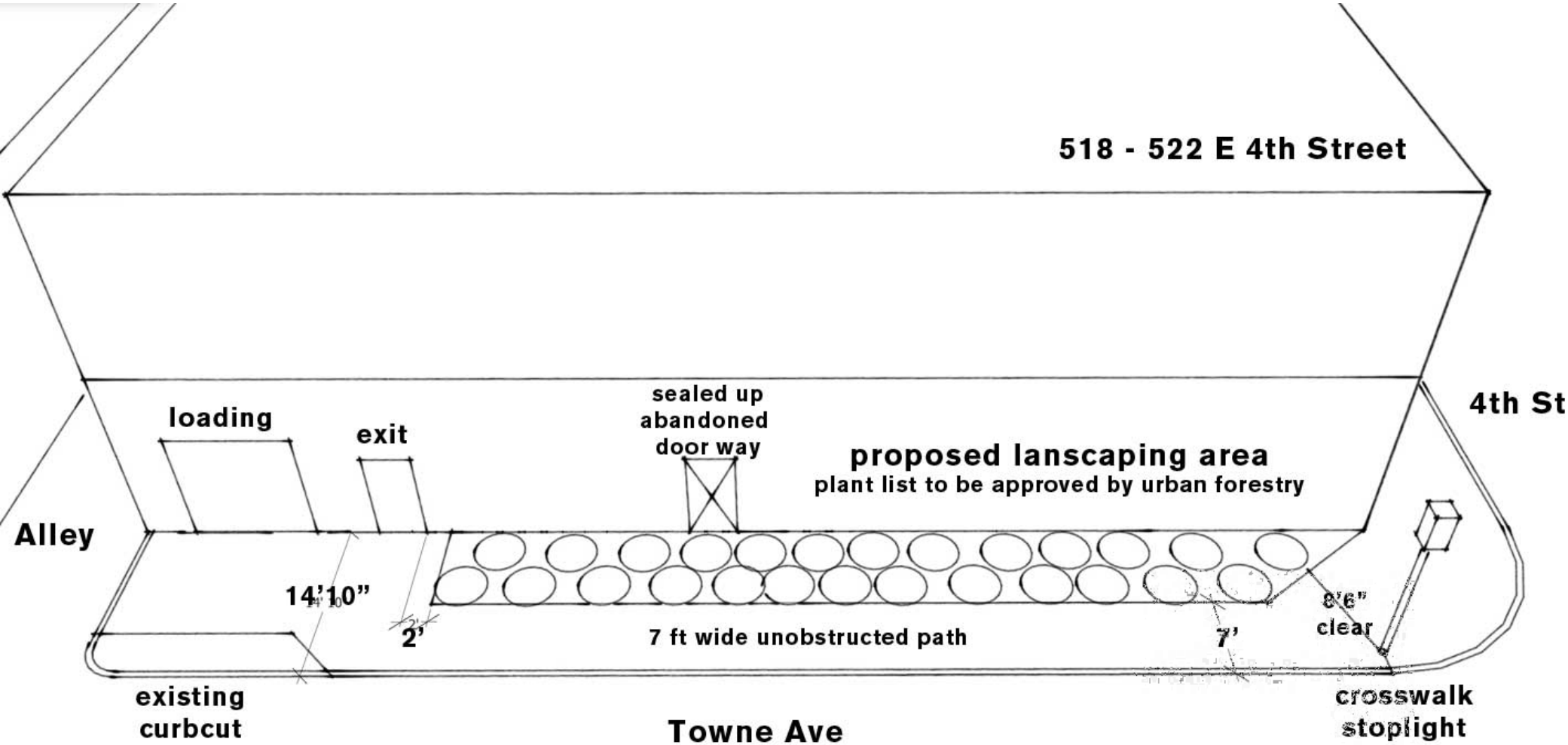
Y-Map No. 126A213-B

Drainage Map. No. 516

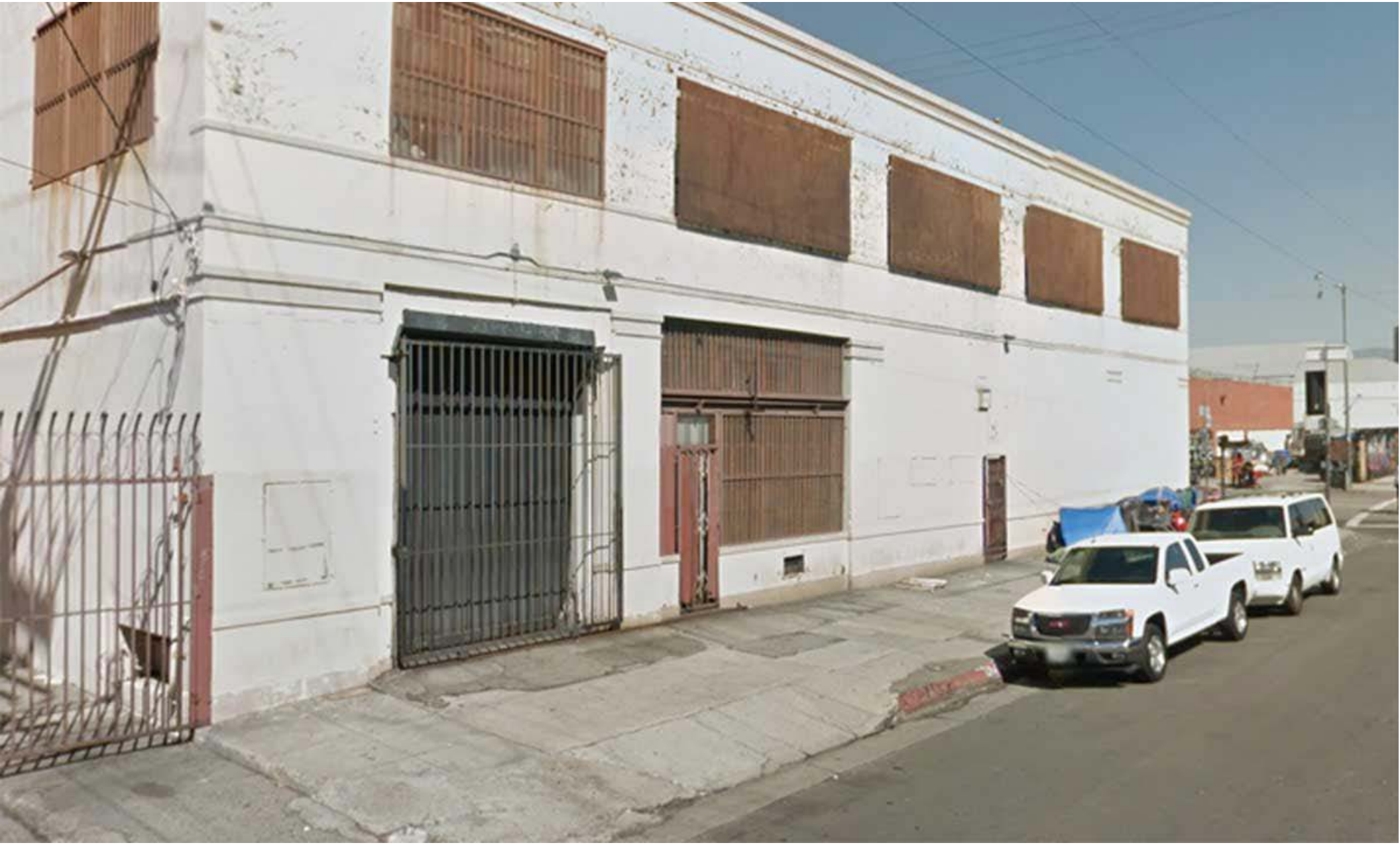
District Map No. 127-5A215

Plans Submitted Yes _____ No _____

Waiver Number W - _____


518 - 522 E 4th Street
4th St
loading
exit
sealed up
abandoned
door way
proposed lanscaping area
plant list to be approved by urban forestry
Alley
14'10"
2'
7 ft wide unobstructed path
7'
8'6"
clear
existing
curbcut
Towne Ave
crosswalk
stoplight

4th St



This page is part of your document - DO NOT DISCARD

20160775557

Pages: 0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

07/05/16 AT 10:02AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00

LEADSHEET

201607053350011

00012305815

007651531

SEQ:
02

DAR - Counter (Upfront Scan)

THIS FORM IS NOT TO BE DUPLICATED

E452320

Recording Requested By:
Kathy Li, Jenny Sove, and Tong Lim

When Recorded Mail Document
and Tax Statements to:

Kathy Li, Jenny Sove, and
Tong Lim
522 E. 4th St.
Los Angeles, CA 90013

GRANT DEED

Assessor's Parcel Number(s): 5147-009-019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) the documentary transfer tax is: County **$0.00** City **$0.00**

- ☐ Computed on the full value of the property conveyed; OR IS
- ☐ Computed on the full value less value of liens or encumbrances remaining at the time of sale
- ☐ Unincorporated Area City of: Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kathy Li, a married woman as to her undivided 50% interest, Jenny Sove, Trustee of The Jenny Sove Trust Dated January 15, 2014, as to her undivided 25% interest, and Tong Lim, Trustee of The Tong Lim Trust Dated January 15, 2014 as to his undivided 25% interest

HEREBY GRANT(S) TO:

Kathy Li, a married woman as her sole and separate property as to her undivided 50% interest, Jenny Sove, Trustee of The Jenny Sove Trust Dated January 15, 2014, as to her undivided 25% interest, and Tong Lim, Trustee of The Tong Lim Trust Dated January 15, 2014 as to his undivided 25% interest, all as Tenant in Common.

the following property located in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described as follows:

Lot 28 and 29 of Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 30, Page 9 et Seq. of Miscellaneous Records, in the Office of the County Recorder of said County.

Property Commonly Known As: **405 Towne Avenue, Los Angeles, CA 90013**

DTT EXEMPTION: "This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

Date: June 28, 2016

	The Jenny Sove Trust	**The Tong Lim Trust**
Kathy Li	**Jenny Sove, Trustee**	**Tong Lim, Trustee**

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) S.S.

On June 28, 2016 Before me, Nancy Lim, a Notary Public, personally appeared **Kathy Li, Jenny Sove, and Tong Lim** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

NANCY LIM
Commission # 2066315
Notary Public - California
Los Angeles County
My Comm. Expires May 26, 2018

MAIL TAX STATEMENT TO SAME AS ABOVE [SEAL]

Payment for: Revocable Permit

Reference Number: 2017000025

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4629
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	LOS ANGELES
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	04/20/2017
Bill Request ID:	200417A14-915E23D1-5B85-4F1B-9061-A5A63CCEDBA9

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

June 6, 2017

Kathy Li, Jenny Sove and Tong Lim
522 E. 4th St
Los Angeles, CA 90013

Attn: Miguel Nelson

405 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000025

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to eight (8) feet in the public right-of-way Along Towne Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Towne.Ave.405.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources end in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris in the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight, and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements.

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	[illegible]

Nitrogen Content (% dry weight)

Redwood	0.4 - 0.6%
Fir	0.56 - 0.84%
Cedar	0.56 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 - 1.2%

Salinity Maximum saturation extract conductivity: 2.50 mS/centimeter per centimeter (6.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted area. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017
Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

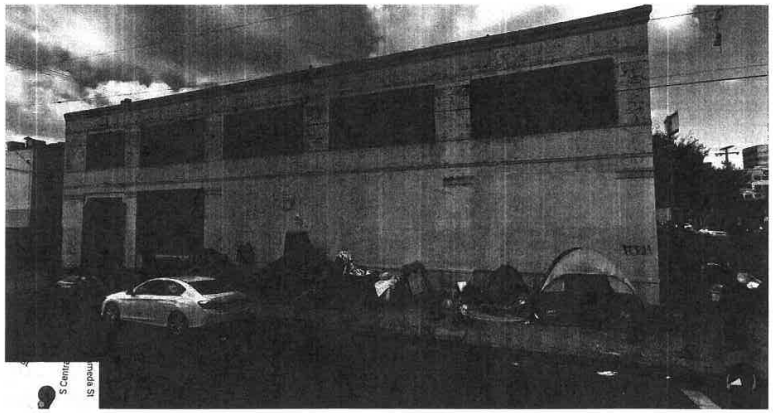
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE [signature] DATE 11-9-17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

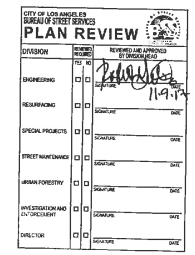
1/8" = 1ft

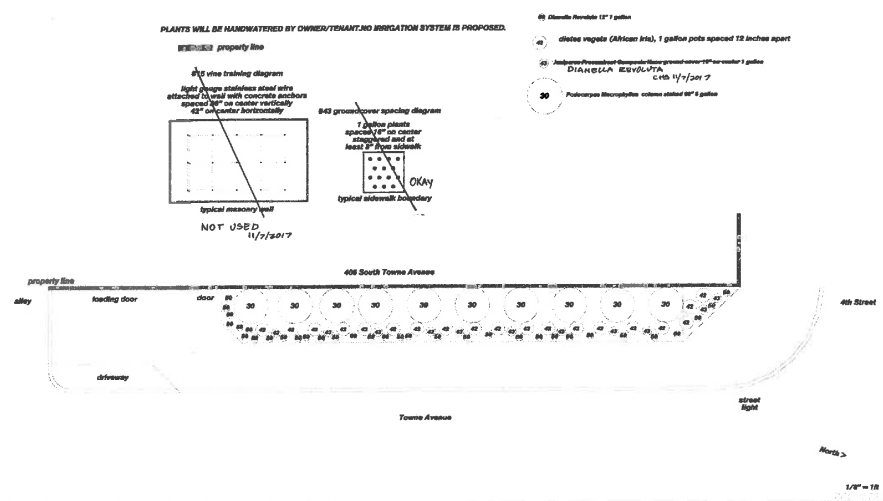
Application Ref # 2017000025
Page 1 of 2 – Planting Diagram

405 South Towne Avenue

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com







REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Jacob Bigler <jacob.bigler@lacity.org>

Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnlsn@gmail.com> wrote:

> shay, i already applied 2 months ago. do you want me to come in and apply again?
>
> mn☎
>
> On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
>
> Thanks Ari!
>
> Miguel, please proceed with applying for an R-permit at the counter.
>
> Regards,
> Shay
>
> Shawyue "Shay" Doong, P.E.
> Central District | Civil Engineer | Permit Services Manager
> Bureau of Engineering | Department of Public Works
> 201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
> tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org
>
> On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
>
>> Hi Shay,
>>
>> Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.
>>
>> As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.
>>
>> Let me know if you have any further questions.
>>
>> Warmly,
>>
>> Ari
>>
>> On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
>>
>>> thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.
>>>
>>> Miguel Nelson
>>> Marvimon Productions
>>> 310 922 6609
>>>
>>> Flora Chang · Millwick · SmogShoppe

On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Haroot Avanesian** <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

> nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
>
> > Hi Miguel,
> > Please send project visuals.
> > Thanks,
> >
> > Haroot

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Wes Pringle** <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

> hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.
>
> best,
> miguel
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe

--
--

Wes Pringle. P.E.

Transportation Engineer
Metro Development Review

100 S. Main Street, 9th Floor

Los Angeles, CA 90012

Cell Phone: 213-718-0713

Los Angeles Department of Transportation
213.972.8482

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without reading or saving in any manner.

Jacob Bigler <jacob.bigler@lacity.org>

Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:

> great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
>
> > hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing... the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
> >
> > best,
> > miguel
> >
> > Miguel Nelson
> > Marvimon Productions
> > 310 922 6609
> >
> > Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Robert Gutierrez** <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mglnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———
From: <mglnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn☎

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

> thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

> All,
> A few things to be addressed.
> 1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.
>
> 2. BSS will not oppose the proposal but does not support it either for the the following reasons:
> a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
> b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).
>
> 3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.
>
> In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.
>
> As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.
>
> On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
>
>> hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.
>>
>> please copy me and keep me in the loop.
>>
>> best,
>> m
>>
>> Miguel Nelson
>> Marvimon Productions
>> 310 922 6609

Flora Chang · Millwick · SmogShoppe

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Kathy Li, Jenny Sove and Tong Lim

522 E. 4th Street

Los Angeles, CA 90013

is the owner of real property, located at

405 S. Towne Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 28 & 29 of Block9 of Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

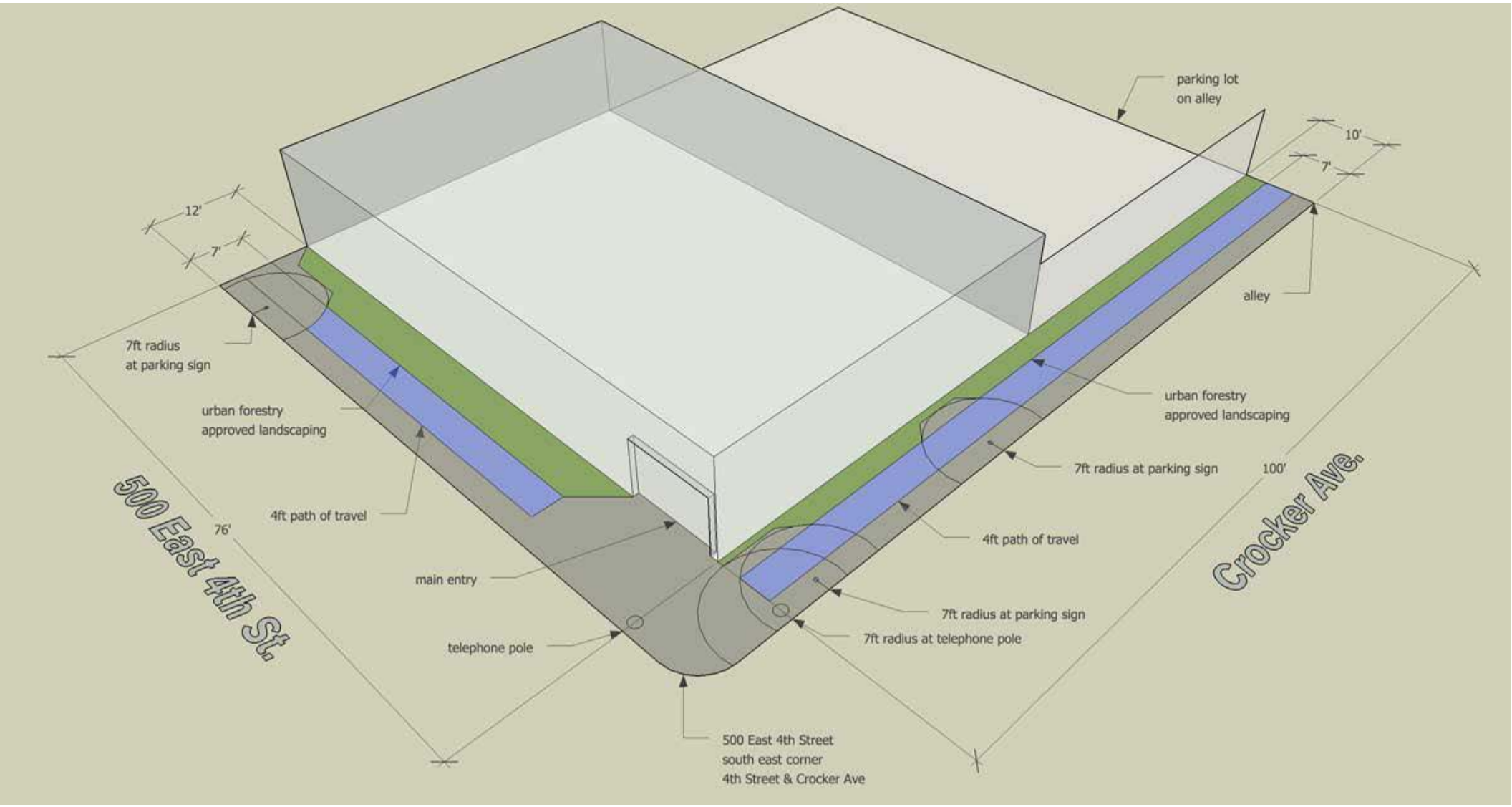
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


parking lot
on alley
10'
7'
12'
7'
alley
7ft radius
at parking sign
urban forestry
approved landscaping
urban forestry
approved landscaping
7ft radius at parking sign
100'
500 East 4th St.
76'
4ft path of travel
4ft path of travel
Crocker Ave.
main entry
7ft radius at parking sign
7ft radius at telephone pole
telephone pole
500 East 4th Street
south east corner
4th Street & Crocker Ave

JUL 6-76

RECORDING REQUESTED BY

675

AND WHEN RECORDED MAIL TO

Name: HAMASHO INC
Street Address: 423 EAST FOURTH ST
City & State: LOS ANGELES, CA
ATTN: TAKEUCHI HAMASHO

MAIL TAX STATEMENTS TO

Name
Street Address: SAME AS ABOVE
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~8308~~ 83.05
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area. ( ) City of Los Angeles, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
R. M. SLOAN CO.

a corporation organized under the laws of the State of Nevada hereby GRANTS to

HAMASHO, INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated:

R. M. SLOAN CO.

By President

By Secretary

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES

On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH A. SULENTOR known to me to be the President, and ROBERT C. MITCHELL known to me to be Secretary of the Corporation that executed the within Instrument known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature James B. Elsner

JAMES B. ELSNER
Name (Typed or Printed)

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

Title Order No. L Lacombe D-81226 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUL 6 - 76

RECORDING REQUESTED BY

676

AND WHEN RECORDED MAIL TO

Name HAMASHO, INC
Street Address 423 EAST 4TH ST
City & State LOS ANGELES, CALIF
ATTN. TAKESHI HAMANO

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE.
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~106.13~~ 106.15
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT M. SLOAN, an unmarried man

hereby GRANT(S) to HAMASHO INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Date June 28, 1976

Robert M. Sloan
ROBERT M. SLOAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT M. SLOAN

known to me to be the person whose name IS subscribed to the within instrument and acknowledged that HE executed the same.
WITNESS my hand and official seal.

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

Signature James B. Elsner
JAMES B. ELSNER

(This area for official notarial seal)

Title Order No. L Lacombe 7481226 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUL 6 - 76

679

RECORDING REQUESTED BY

TITLE INSURANCE AND TRUST COMPANY

AND WHEN RECORDED MAIL TO

Name: HAMASHO, INC.
Street Address: 423 East 4th Street
City & State: Los Angeles, California 90013

MAIL TAX STATEMENTS TO

Name:
Street Address: SAME AS ABOVE
City & State:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~37.25~~ 37.40
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of LOS ANGELES, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, R. M. SLOAN CO.

a corporation organized under the laws of the State of California hereby GRANTS to

HAMASHO, INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

LOTS 22, 23 AND 24, IN BLOCK 9 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary thereunto duly authorized.

Dated: July 1, 1976

R. M. SLOAN CO.

By _____ President

By Robert C. Mitchell Secretary

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On July 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph A. Sullentor known to me to be the _____ President, and Robert C. Mitchell known to me to be _____ Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature James B. Elsner

JAMES B. ELSNER
Name (Typed or Printed)

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

Title Order No. L Lacombe 7481225 Escrow or Loan No. 7481225 RKH:wm

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUL 6-76

RECORDING REQUESTED BY

TITLE INSURANCE AND TRUST COMPANY

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State

HAMASHO, INC.
423 East 4th Street
Los Angeles, California 90013

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

SAME AS ABOVE

680

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s): 36 30
Documentary transfer tax is $
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, R. M. SLOAN CO. EMPLOYEES PROFIT-SHARING PLAN AND TRUST

hereby GRANT(S) to HAMASHO, INC., a California corporation

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOTS 22, 23 AND 24, IN BLOCK 9 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated July 1, 1976

R. M. SLOAN CO. EMPLOYEES PROFIT-SHARING PLAN AND TRUST

BY: ROBERT M. SLOAN, as Trustee

ROBERT G. MITCHELL, as Trustee

JOSEPH A. SULENTOR, as Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT M. SLOAN

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal

Signature James B. Elsner
JAMES B. ELSNER

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

This area for official notarial seal

Title Order No. Lacombe 7481225 Escrow or Loan No. 7481225 RKH:wm

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TO 1844 CA (8 74)

(Individual)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On July 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH A. SULENTOR

, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature James B. Elsner
JAMES B. ELSNER

STAPLE HERE

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

TO 1844 CA (8 74)

(Individual)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On July 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT C. MITCHELL

, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature James B. Elsner
JAMES B. ELSNER

STAPLE HERE

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

JUL 6 -- 76

681

RECORDING REQUESTED BY

TITLE INSURANCE AND TRUST COMPANY

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State

HAMASHO, INC.
423 East 4th Street
Los Angeles, California 90013

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s): Documentary transfer tax is $ 47.30

( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT M. SLOAN, an unmarried man

hereby GRANT(S) to HAMASHO, INC., a California corporation

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

LOTS 22, 23 AND 24, IN BLOCK 9 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated July 1, 1976

ROBERT M. SLOAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On JULY 1, 1976 before me, the undersigned a Notary Public in and for said State, personally appeared ROBERT M. SLOAN, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same
WITNESS my hand and official seal

Signature JAMES B. ELSNER

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

Title Order No. L-Locombe 7481225 Escrow or Loan No. 7481225 RKH:wm

MAIL TAX STATEMENTS AS DIRECTED ABOVE

500 E 4th St
Los Angeles, California
Street View - Oct 2016
FORTUNE PRODUCTS, INC
ORIENTAL CONFECTION
Hide imagery

FORTUNE PRODUCTS, INC
ONE WAY

Hide imagery

Payment for: Revocable Permit

Reference Number: 2017000097

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4625
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	LOS ANGELES
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	04/20/2017
Bill Request ID:	200417A14-44A4D994-05D0-48A9-86C0-6559D29D017C

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

June 6, 2017

Hamasho, Inc
414 Crocker St.
Los Angeles, CA 90013

Attn: Miguel Nelson

500 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000097

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet in the public right-of-way Along 4th St. and encroach up to three (3) feet in the public right-of-way along Crocker Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
4th.St.500.E.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent, clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of wood sand, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	[illegible]

Nitrogen Content (% dry weight)

Redwood	0.4 – 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (2.50 millimhos/cm) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:16) at the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadmen stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

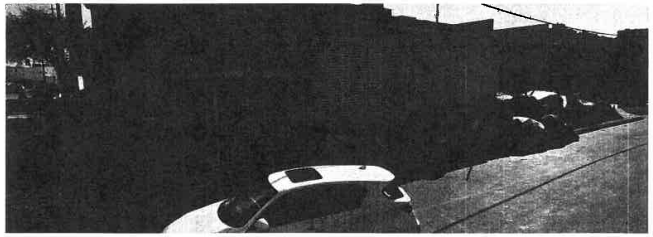
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE 11.9.17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

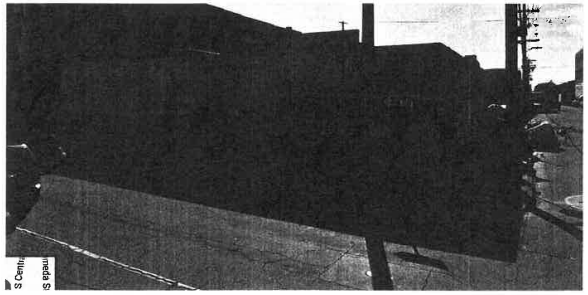
1/8" = 1ft

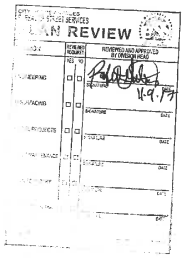
Application Ref # 2017000097
Page 1 of 2 – Planting Diagram

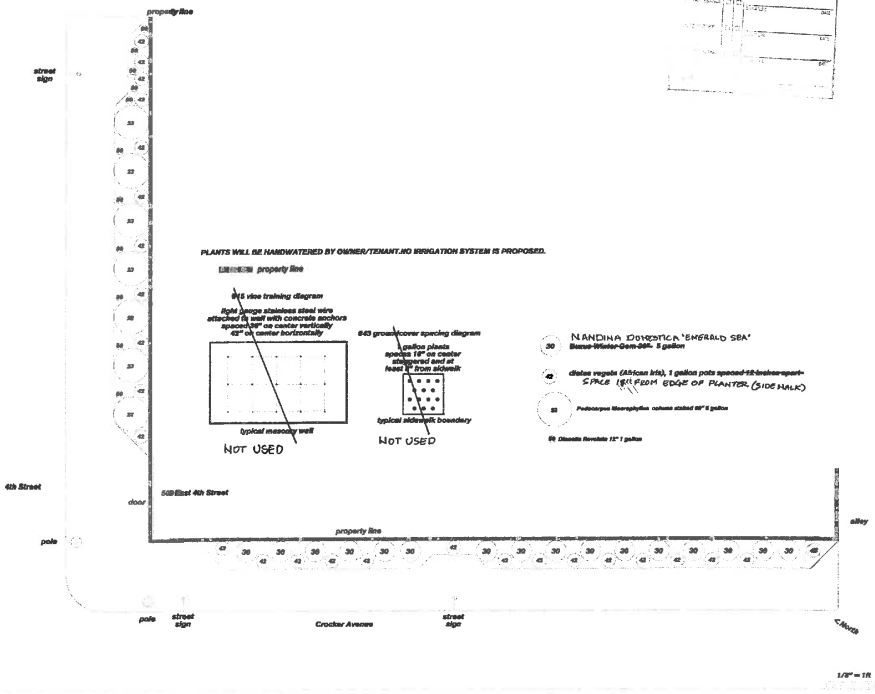
500 East 4th Street

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com









REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Jacob Bigler <jacob.bigler@lacity.org>

Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnlsn@gmail.com> wrote:

> shay, i already applied 2 months ago. do you want me to come in and apply again?
>
> mn☎
>
> On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
>
> Thanks Ari!
>
> Miguel, please proceed with applying for an R-permit at the counter.
>
> Regards,
> Shay
>
> Shawyue "Shay" Doong, P.E.
> Central District | Civil Engineer | Permit Services Manager
> Bureau of Engineering | Department of Public Works
> 201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
> tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org
>
> On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
>
>> Hi Shay,
>>
>> Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.
>>
>> As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.
>>
>> Let me know if you have any further questions.
>>
>> Warmly,
>>
>> Ari
>>
>> On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
>>
>>> thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.
>>>
>>> Miguel Nelson
>>> Marvimon Productions
>>> 310 922 6609
>>>
>>> Flora Chang · Millwick · SmogShoppe

On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Haroot Avanesian** <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

> nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
>
> > Hi Miguel,
> > Please send project visuals.
> > Thanks,
> >
> > Haroot

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Wes Pringle** <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

> hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.
>
> best,
> miguel
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe

--
--

Wes Pringle. P.E.

Transportation Engineer
Metro Development Review

100 S. Main Street, 9th Floor

Los Angeles, CA 90012

Cell Phone: 213-718-0713

Los Angeles Department of Transportation
213.972.8482

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without reading or saving in any manner.

Jacob Bigler <jacob.bigler@lacity.org>

Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:

> great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
>
> > hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing... the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
> >
> > best,
> > miguel
> >
> > Miguel Nelson
> > Marvimon Productions
> > 310 922 6609
> >
> > Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Robert Gutierrez** <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mglnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———
From: <mglnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn☎

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

> thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

> All,
> A few things to be addressed.
> 1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.
>
> 2. BSS will not oppose the proposal but does not support it either for the the following reasons:
> a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
> b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).
>
> 3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.
>
> In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.
>
> As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.
>
> On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
>
>> hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.
>>
>> please copy me and keep me in the loop.
>>
>> best,
>> m
>>
>> Miguel Nelson
>> Marvimon Productions
>> 310 922 6609

Flora Chang · Millwick · SmogShoppe

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

UMEYRIC-01 LPADILLA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/08/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PHONE (A/C, No, Ext): (714) 733-6226 FAX (A/C, No):
E-MAIL ADDRESS: lpadilla@bowermaster.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Fire & Casualty Company	24066
INSURER B : Sentinel Insurance Company	11000
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Umeya Rice Cake Co.
Hamasho Inc.
414 S. Crocker Street
Los Angeles, CA 90013

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		BKW57613006	10/01/2016	10/01/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BAA57613006	10/01/2016	10/01/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			USA57613006	10/01/2016	10/01/2017	EACH OCCURRENCE AGGREGATE	$ 6,000,000 $ 6,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		72WECZS2601	10/01/2016	10/01/2017	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Los Angeles is additional Insured as respects to General Liability per form CG88100413.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Anthony Tellez

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A - Bodily Injury And Property Damage Liability,** exclusion **g. Aircraft, Auto Or Watercraft** does not apply to an aircraft provided:

1. It is not owned by any insured;

2. It is hired, chartered or loaned with a trained paid crew;

3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and

4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,**

Subparagraph **(2)** of exclusion **g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,** Subparagraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property** do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to **Section IV – Commercial General Liability Conditions,** Condition **4. Other Insurance,** Paragraph **b. Excess Insurance:**

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph **2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:**

a. The fourth from the last paragraph of exclusion **j. Damage To Property** is replaced by the following:

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or

(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **Section III – Limits of Insurance**.

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b. The last paragraph of subsection **2. Exclusions** is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III – Limits Of Insurance.**

2. Paragraph **6.** under **Section III – Limits Of Insurance** is replaced by the following:

6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) -** Paragraph **9.a.** of **Definitions** is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I – Coverage C – Medical Payments,** Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. Under **Supplementary Payments – Coverages A** and **B,** Paragraph **1.b.** is replaced by the following:

b. Up to **$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d**. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or “suit”, including actual loss of earnings up to **$500** a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph **2.** under **Section II – Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for “bodily injury”, “property damage” or “personal and advertising injury” caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the “bodily injury” or “property damage” occurs, or the “personal and advertising injury” is committed, subsequent to the signing of such written contract or written agreement; or

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b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to “bodily injury” or “property damage” included within the “completed operations hazard”.

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

(b) The construction, erection, or removal of elevators; or

(c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph **1.a.** above, a person’s or organization’s status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph **1.b.** above, a person’s or organization’s status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph **1.c.** above, this insurance does not apply to any “occurrence” which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a “suit” by the additional insured as required in Paragraph **b.** of Condition **2. Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV – Commercial General Liability Conditions.**

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph **2. Exclusions** under **Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. “Bodily injury” or “property damage” arising from the sole negligence of the additional insured.

b. “Bodily injury” or “property damage” that occurs prior to you commencing operations at the location where such “bodily injury” or “property damage” occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage”, or the offense which caused the “personal and advertising injury”, involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition **4. Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph **a. Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

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b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III – Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy**.**

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

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Paragraphs **(a)** and **(b)** above do not apply to “bodily injury” or “personal and advertising injury” caused by an “employee” who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the “employee’s” job responsibilities assigned by you, includes the direct supervision of other “employees” of yours. However, none of these “employees” are insureds for “bodily injury” or “personal and advertising injury” arising out of their willful conduct, which is defined as the purposeful or willful intent to cause “bodily injury” or “personal and advertising injury”, or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your “employee”.

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph **3.** of **Section II** - **Who Is An Insured** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **6. Representations:**

Your failure to disclose all hazards or prior “occurrences” existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior “occurrences” is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit:**

Knowledge of an “occurrence”, offense, claim or “suit” by an agent, servant or “employee” of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II – Who Is An Insured** or a person who has been designated by them to receive reports of “occurrences”, offenses, claims or “suits” shall have received such notice from the agent, servant or “employee”.

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under **Section V – Definitions,** Definition **3.** is replaced by the following:

3. “Bodily Injury” means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

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P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or “property damage” resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us:**

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

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Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Hamasho, Inc.

414 Crocker St.

Los Angeles, CA 90013

is the owner of real property, located at

500 E 4th Street

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 22 of Block 9 of Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

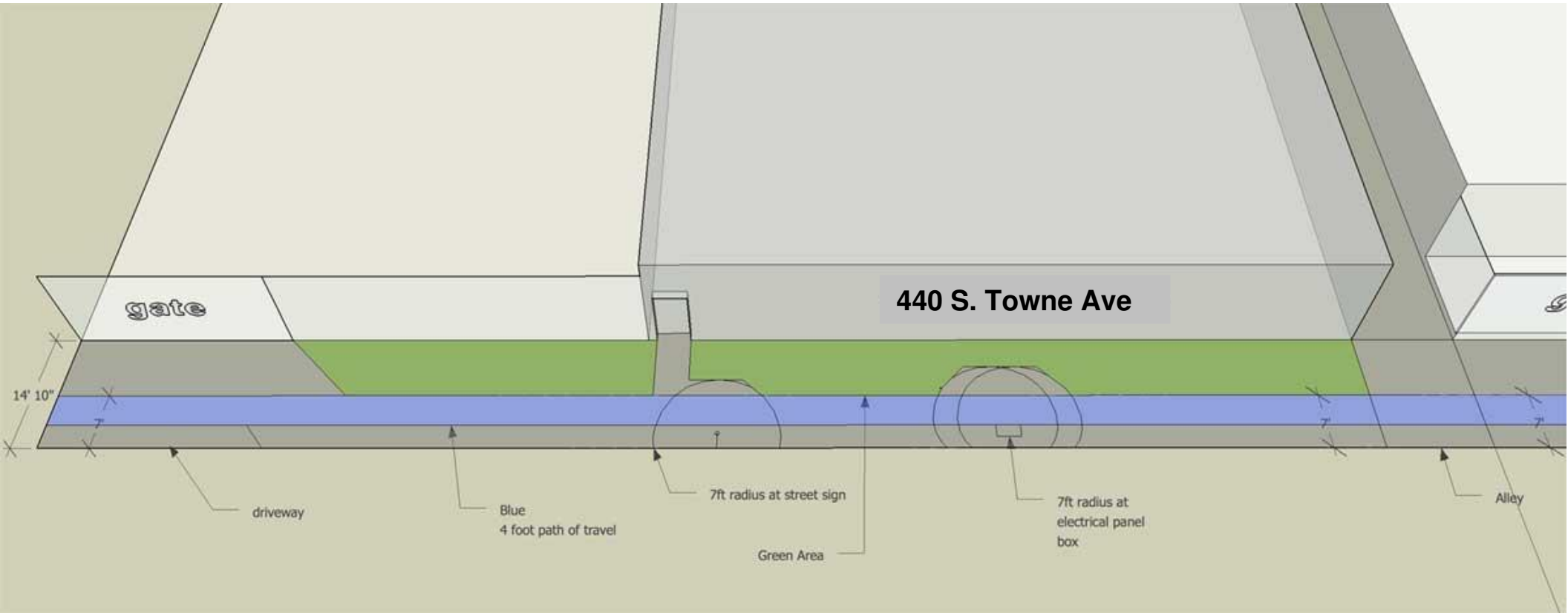
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____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Green Area
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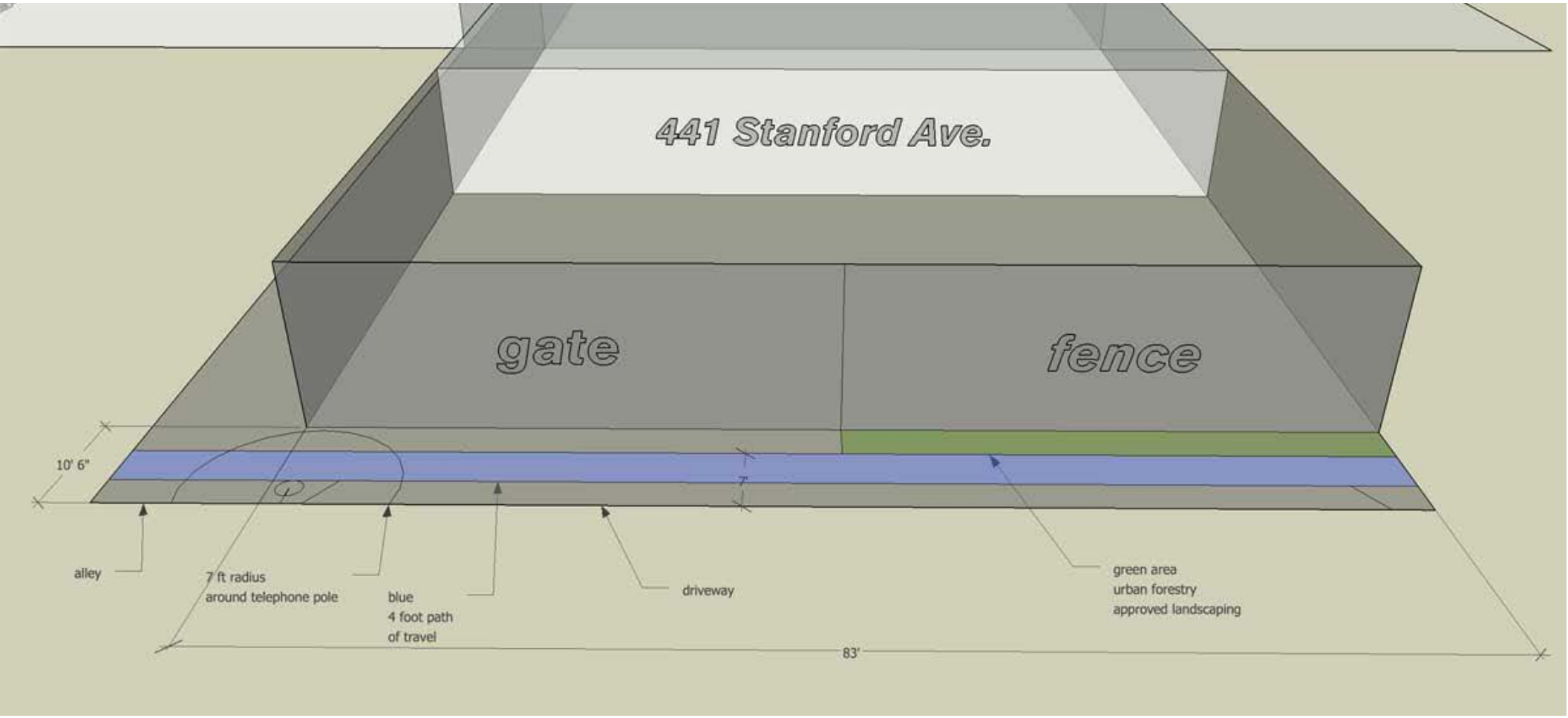
electrical panel
box
Alley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of travel
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approved landscaping
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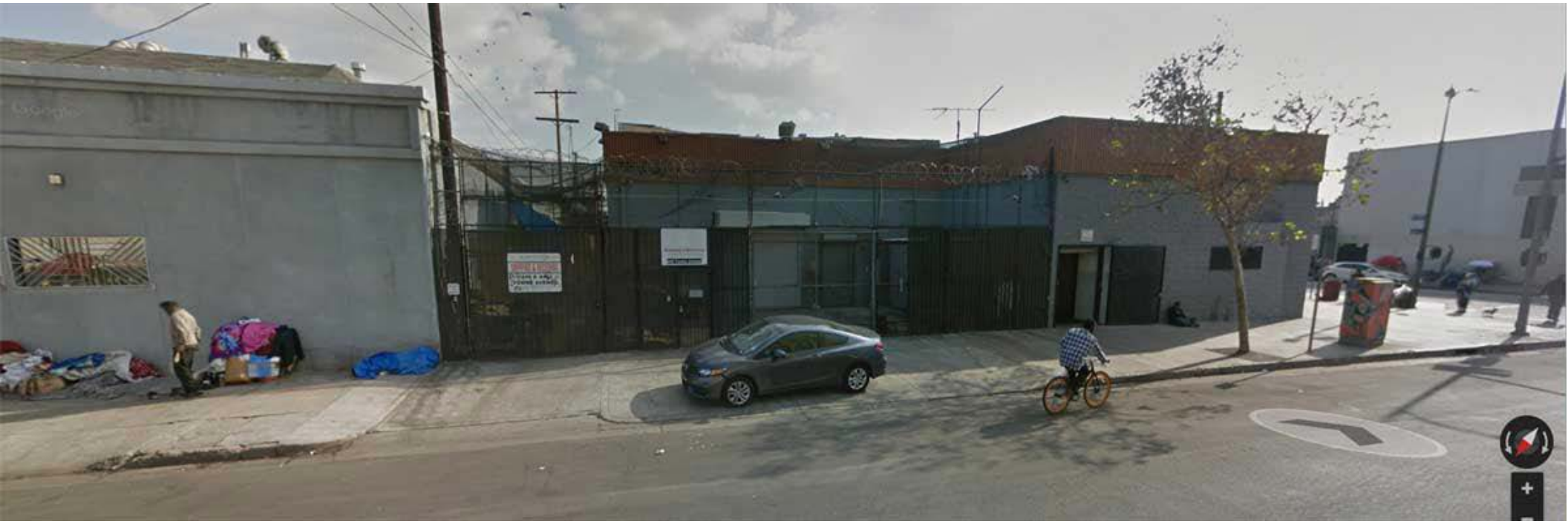

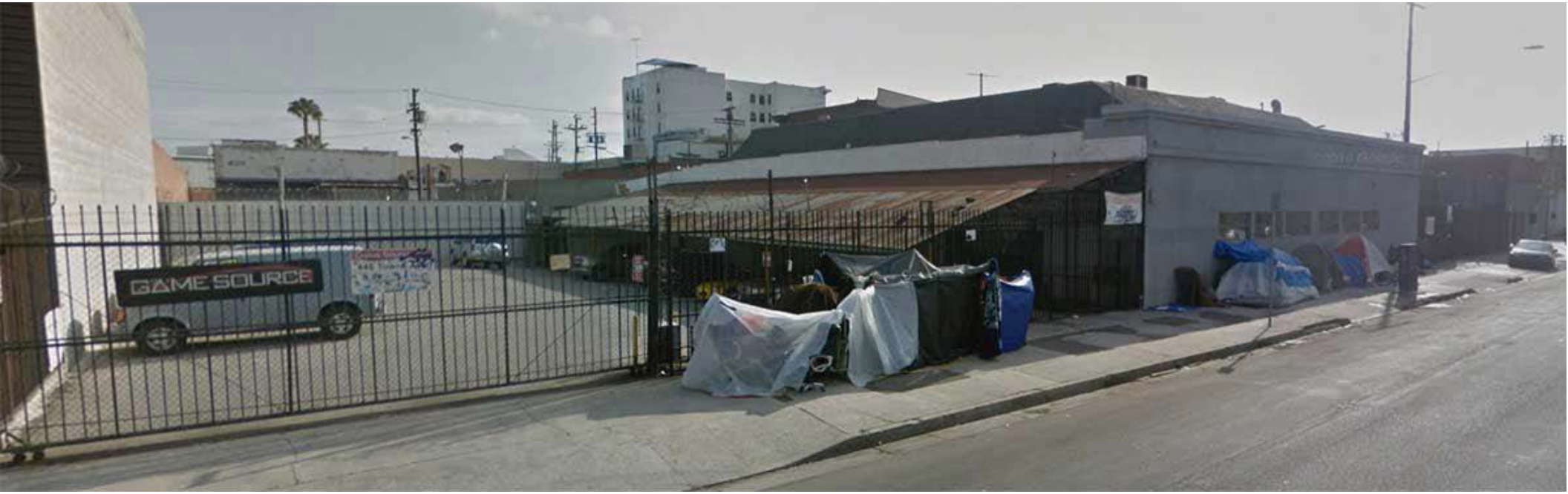
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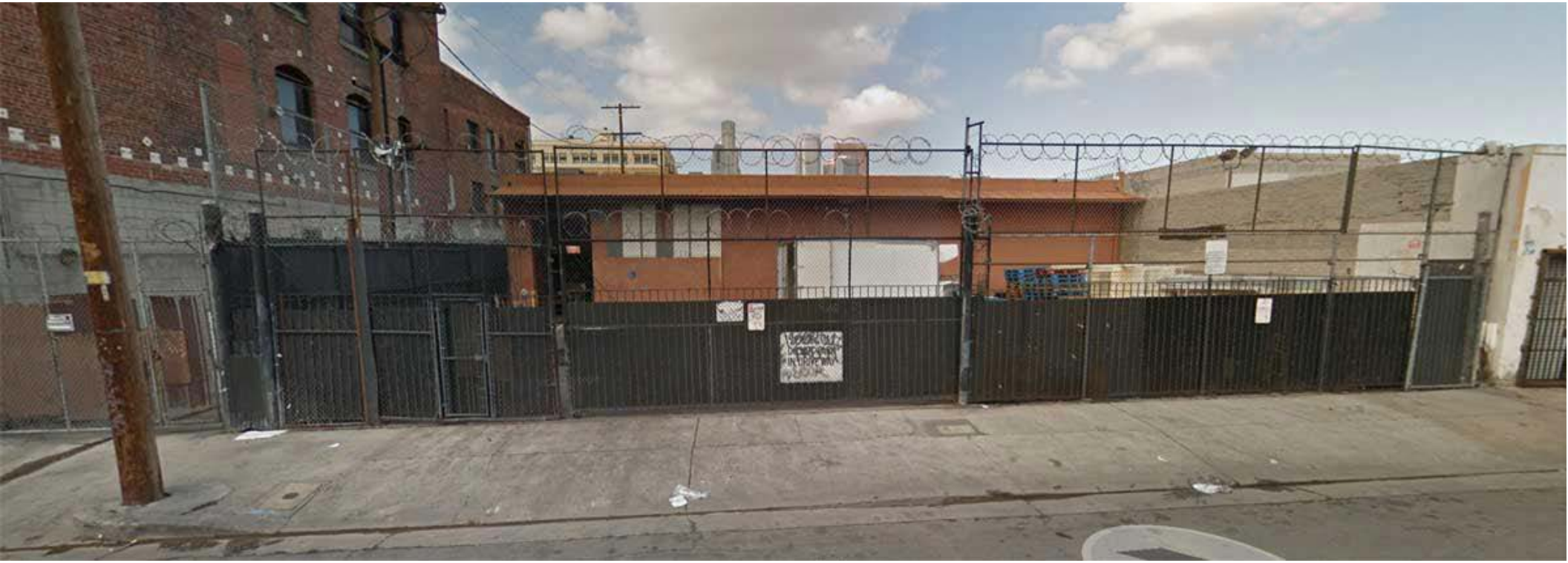

DEC 26 2002 CHICAGO F

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

02 3173561

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Mr. and Mrs. Ahdoot
1495 CARLA RIDGE
BEVERLY HILLS, CA. 90210

MAIL TAX STATEMENTS TO
SAME AS ABOVE

21020178-X14

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

APN: 5147-010-003, 5147-010-030, 5147-010-005, 5147-010-006, 5147-010-007, 5147-010-008, 5147-010-027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX: IS NOT OF PUBLIC RECORD

( ) UNINCORPORATED AREA : (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TENGU COMPANY, INC., A CALIFORNIA CORPORATION

HEREBY GRANT(S) TO:

ROOHOLLAH AHDOOT AND AFSANEH AHDOOT, HUSBAND AND WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA: AS PER EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

DATE: DECEMBER 17, 2002

SEE PAGE TWO FOR SIGNATURE(S)

DEC 26 2002 CHICAGO [redacted] F

PAGE TWO – SIGNATURE PAGE OF GRANT DEED

TENGU COMPANY, INC.,
A CALIFORNIA CORPORATION:

BY: _____
ITS:

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

ON December 19 2002 BEFORE ME, MASAYUKI KUWAHARA, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Masuhisa Taniguchi, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MASAYUKI KUWAHARA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1310094
LOS ANGELES COUNTY
My Comm. Exp. July 11, 2005

02 3173561

EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 5, BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 6, 7 AND 8 IN BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECOKDER OF SAID COUNTY.

DEC 26 2002 CHICAGO F

STATEMENT OF TAX DUE AND REQUEST THAT TAX DECLARATION NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER

TO: REGISTRAR - RECORDER
COUNTY OF LOS ANGELES

REQUEST IS HEREBY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE DOCUMENTARY TRANSFER TAX ACT THAT THE AMOUNT OF TAX DUE NOT BE SHOWN ON THE ORIGINAL DOCUMENT WHICH NAMES:

TENGU COMPANY, INC., A CALIFORNIA CORPORATION
(NAME OF ONE GRANTOR OR LESSOR)

AND

ROOHOLLAH AHDOOT AND AFSANEH AHDOOT,
HUSBAND AND WIFE AS JOINT TENANTS
(NAME OF ONE GRANTEE OR LESSEE)

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
(SHOW NAME, CITY OR UNINCORPORATED)

THE AMOUNT OF TAX DUE ON THE ACCOMPANYING DOCUMENT IS

$1,925.00 COUNTY
$7,875.00 CITY

_X_ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED;

____ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

Shirley Bodenheimer
(SIGNATURE OF DECLARANT OR AGENT)
SHIRLEY BODENHEIMER

(FIRM NAME)
COMMERCE ESCROW COMPANY

NOTE: AFTER THE PERMANENT RECORD IS MADE, THIS FORM WILL BE AFFIXED TO THE CONVEYING DOCUMENT AND RETURNED WITH IT.

02 3173561

EXHIBIT "A"

5147-010-003
5147-010-030
5147-010-005
5147-010-006
5147-010-007
5147-010-008
5147-010-027

02 3173561

This page is part of your document - DO NOT DISCARD

05 0772384

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:41 AM APR 04 2005

TITLE(S) : DEED

LEAD SHEET

FEE

FEE $33	LL
A.F.N.F. 94	3

D.T.T

NOTIFICATION SENT-$4

CODE 20

CODE 19

CODE 9 ____ SURVEY MONUMENT FEE $10. CODE 9 5

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5147-010-030 001

THIS FORM NOT TO BE DUPLICATED

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Michael Harris, Esq.
ROGERS & HARRIS

AND WHEN RECORDED MAIL TO:

Michael Harris, Esq.
ROGERS & HARRIS
9200 Sunset Blvd., Suite 404
Los Angeles, CA 90069-3506

2

05 0772384

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED
Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

3

RECORDING REQUESTED BY

ROGERS & HARRIS

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME ROGERS & HARRIS
STREET ADDRESS 9200 SUNSET BL., #404
CITY, STATE & ZIP CODE LOS ANGELES, CA 90069

TITLE ORDER NO. _____ ESCROW NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX $ 0.00 *
☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), ROOHOLLAH AHDOOT & AFSANEH AHDOOT, HUSBAND & WIFE AS JOINT TENANTS (NAME OF GRANTOR(S)) Roohollah & Afsaneh Ahdoot grant to ROOHOLLAH & AFSANEH AHDOOT AS TRUSTEES OF THE 2005 Family Trust (NAME OF GRANTEE(S)) all that real property situated in the City of LOS ANGELES (or in an unincorporated area of) LOS ANGELES County, CALIFORNIA (STATE) described as follows (insert legal description):

The following described Real Property in the city of Los Angeles, County of Los Angeles, State of California: As per Exhibit "A", consisting of 3 parcels, attached hereto and made part hereof.

Also known as: 446 Towne Avenue, Los Angeles, CA 90013

*"This conveyance transfers the Grantor's interest into their Revocable Living Trust R & T11911"

Assessor's parcel No. 5147-010-030; 003; 005;006;007;008;& 027.

Executed on MARCH 14, 2005, at LOS ANGELES, CALIF (CITY AND STATE)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ROOHOLLAH AHDOOT

AFSANEH AHDOOT

On MARCH 14 2005 before me, MICHAEL HARRIS (NAME/TITLE, i.e. "JANE DOE, NOTARY PUBLIC") personally appeared Roohollah & Afsaneh Ahdoot personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY) (SEAL)

MICHAEL HARRIS
Notary Public-California
Los Angeles County
Commission # 1522186
My Comm. Expires Nov.24,2008

RIGHT THUMBPRINT (Optional)
TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)
☒ INDIVIDUAL(S)
☐ CORPORATE OFFICER(S) _____ (TITLES)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))

MAIL TAX STATEMENTS TO: Mr. & Mrs. Roohollah Ahdoot
1495 Carla Ridge, Beverly Hills, CA 90210

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 778 - Rev. 3-94b (price class 3A)
GRANT DEED ©1994 WOLCOTTS FORMS, INC.

7 67775 39778 9

05 0772384

EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 5, BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 6, 7 AND 8 IN BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Payment for: Revocable Permit

Reference Number: 2017000100

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4627
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	LOS ANGELES
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	04/20/2017
Bill Request ID:	200417B39-3260B847-9011-485D-870F-EAD7A160CB47

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/09/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Ava Ardalan(3002232)
20000 Ventura Blvd Ste C

Woodland Hills CA 91364-2635

CONTACT NAME:

PHONE (A/C, NO, EXT): 818-888-8221

FAX (A/C, NO): 818-888-8772

E-MAIL ADDRESS: aardalan@farmersagent.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Truck Insurance Exchange	21709
INSURER B:	Farmers Insurance Exchange	21652
INSURER C:	Mid Century Insurance Company	21687
INSURER D:		
INSURER E:		
INSURER F:		

INSURED

THE ROOHALLAH & AFSANEH
446 TOWNE AVE

LOS ANGELES CA 90013

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PROJECT / LOC OTHER:	Y	N	094219032	12/23/2016	12/23/2017	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			094219032	12/23/2016	12/23/2017	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE / OTHER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

441 STANFORD AVE, LOS ANGELES, CA 90013

thirty day cancellation notice
ten day notice of cancellation for non-payment

CERTIFICATE HOLDER

Certificate holder and Additional Insured
City Of Los Angeles
700 East temple Street
LOS ANGELES CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

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FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

June 6, 2017

Roohollah Ahdoot & Afsaneh Ahdoot
446 Towne Ave.
Los Angeles, CA 90013

Attn: Miguel Nelson

440 SOUTH TOWNE AVENUE & 441 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000100

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to eight (8) feet in the public right-of-way Along Towne Ave. and up to three (3) feet in the public right-of-way Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Stanford.Ave.441.S.rpr
Enclosure
CC: miguel@marvimon.com

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent, clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape areas including and compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged of least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	30

Nitrogen Content (%, dry weight)

Redwood	0.4 – 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (6.35 millimhos/inch) at 77°F (25°C)

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic compostic derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE — DATE 11-9-17
RESURFACING	☐	☐	SIGNATURE — DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE — DATE
STREET MAINTENANCE	☐	☐	SIGNATURE — DATE
URBAN FORESTRY	☐	☐	SIGNATURE — DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE — DATE
DIRECTOR	☐	☐	SIGNATURE — DATE

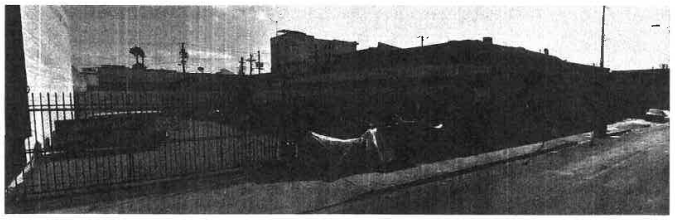
1/8" = 1ft

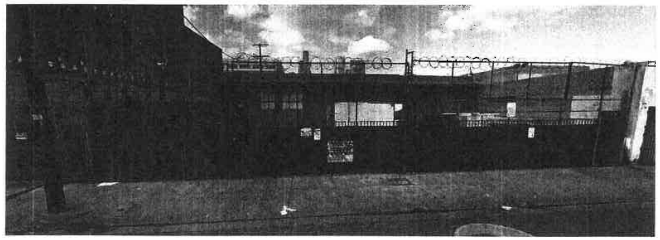
Application Ref # 2017000100
Page 1 of 2 – Planting Diagram

440 South Towne Avenue & 441 South Stanford Avenue

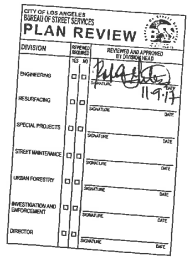
Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

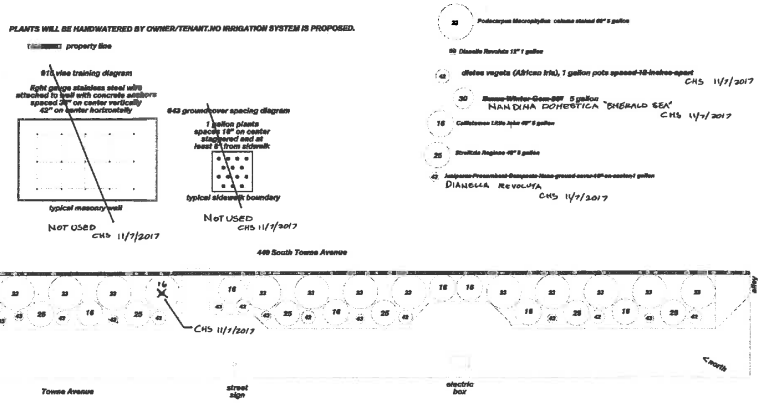
440 South Towne Ave





441 South Stanford Ave





1/8" = 1ft

Jacob Bigler <jacob.bigler@lacity.org>

Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnlsn@gmail.com> wrote:

> shay, i already applied 2 months ago. do you want me to come in and apply again?
>
> mn☎
>
> On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
>
> Thanks Ari!
>
> Miguel, please proceed with applying for an R-permit at the counter.
>
> Regards,
> Shay
>
> Shawyue "Shay" Doong, P.E.
> Central District | Civil Engineer | Permit Services Manager
> Bureau of Engineering | Department of Public Works
> 201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
> tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org
>
> On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
>
>> Hi Shay,
>>
>> Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.
>>
>> As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.
>>
>> Let me know if you have any further questions.
>>
>> Warmly,
>>
>> Ari
>>
>> On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
>>
>>> thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.
>>>
>>> Miguel Nelson
>>> Marvimon Productions
>>> 310 922 6609
>>>
>>> Flora Chang · Millwick · SmogShoppe

On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Haroot Avanesian** <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

> nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
>
> > Hi Miguel,
> > Please send project visuals.
> > Thanks,
> >
> > Haroot

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Wes Pringle** <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

> hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.
>
> best,
> miguel
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe

--
--

Wes Pringle. P.E.

Transportation Engineer
Metro Development Review

100 S. Main Street, 9th Floor

Los Angeles, CA 90012

Cell Phone: 213-718-0713

Los Angeles Department of Transportation
213.972.8482

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Jacob Bigler <jacob.bigler@lacity.org>

Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:

> great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
>
> > hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing... the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
> >
> > best,
> > miguel
> >
> > Miguel Nelson
> > Marvimon Productions
> > 310 922 6609
> >
> > Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Robert Gutierrez** <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mglnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———
From: <mglnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn☎

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

> thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

> All,
> A few things to be addressed.
> 1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.
>
> 2. BSS will not oppose the proposal but does not support it either for the the following reasons:
> a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
> b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).
>
> 3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.
>
> In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.
>
> As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.
>
> On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
>
>> hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.
>>
>> please copy me and keep me in the loop.
>>
>> best,
>> m
>>
>> Miguel Nelson
>> Marvimon Productions
>> 310 922 6609

Flora Chang · Millwick · SmogShoppe

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Roohollah Ahdoot & Afsaneh Ahdoot

446 Towne Avenue

Los Angeles, CA 90013

is the owner of real property, located at

440 Towne Ave & 441 Stanford Ave

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 9-14, 40-42 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

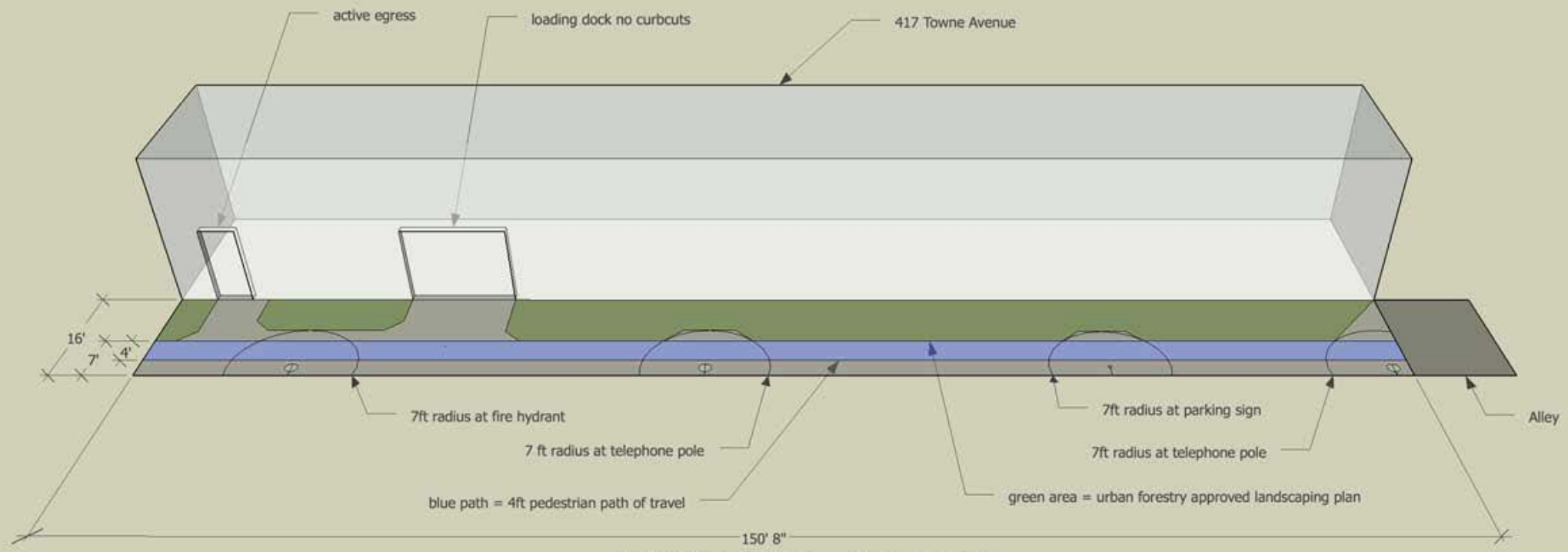
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____



417 Towne Avenue

JUL 6-76

RECORDING REQUESTED BY

675

AND WHEN RECORDED MAIL TO

Name: HAMASHO INC
Street Address: 423 EAST FOURTH ST
City & State: LOS ANGELES, CA
ATTN: TAKEUCHI HAMASHO

MAIL TAX STATEMENTS TO

Name
Street Address: SAME AS ABOVE
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~8308~~ 83.05
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area. ( ) City of Los Angeles, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
R. M. SLOAN CO.

a corporation organized under the laws of the State of Nevada hereby GRANTS to

HAMASHO, INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated:

R. M. SLOAN CO.

By President

By Secretary

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES

On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH A. SULENTOR known to me to be the President, and ROBERT C. MITCHELL known to me to be Secretary of the Corporation that executed the within Instrument known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature James B. Elsner

JAMES B. ELSNER
Name (Typed or Printed)

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

Title Order No. L Lacombe D-81226 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUL 6 - 76

RECORDING REQUESTED BY

676

AND WHEN RECORDED MAIL TO

Name HAMASHO, INC
Street Address 423 EAST 4TH ST
City & State LOS ANGELES, CALIF
ATTN. TAKESHI HAMANO

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE.
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~106.13~~ 106.15
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT M. SLOAN, an unmarried man

hereby GRANT(S) to HAMASHO INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Date June 28, 1976

Robert M. Sloan
ROBERT M. SLOAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT M. SLOAN

known to me to be the person whose name IS subscribed to the within instrument and acknowledged that HE executed the same.
WITNESS my hand and official seal.

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

Signature James B. Elsner
JAMES B. ELSNER

(This area for official notarial seal)

Title Order No. L Lacombe 7481226 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Payment for: Revocable Permit

Reference Number: 2017000125

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4659
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	04/25/2017
Bill Request ID:	250417B39-524EDC26-3A6A-445C-8428-64E64819726F

UMEYRIC-01 LPADILLA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/08/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0D79613
Bowermaster & Associates Insurance Agency, Inc.
10805 Holder Street, Suite 350
Cypress, CA 90630

CONTACT NAME: Leticia Padilla
PHONE (A/C, No, Ext): (714) 733-6226 FAX (A/C, No):
E-MAIL ADDRESS: lpadilla@bowermaster.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Fire & Casualty Company	24066
INSURER B : Sentinel Insurance Company	11000
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Umeya Rice Cake Co.
Hamasho Inc.
414 S. Crocker Street
Los Angeles, CA 90013

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		BKW57613006	10/01/2016	10/01/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BAA57613006	10/01/2016	10/01/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			USA57613006	10/01/2016	10/01/2017	EACH OCCURRENCE AGGREGATE	$ 6,000,000 $ 6,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		72WECZS2601	10/01/2016	10/01/2017	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Los Angeles is additional Insured as respects to General Liability per form CG88100413.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Anthony Tellez

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The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A - Bodily Injury And Property Damage Liability,** exclusion **g. Aircraft, Auto Or Watercraft** does not apply to an aircraft provided:

1. It is not owned by any insured;

2. It is hired, chartered or loaned with a trained paid crew;

3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and

4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,**

Subparagraph **(2)** of exclusion **g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,** Subparagraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property** do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to **Section IV – Commercial General Liability Conditions,** Condition **4. Other Insurance,** Paragraph **b. Excess Insurance:**

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph **2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:**

a. The fourth from the last paragraph of exclusion **j. Damage To Property** is replaced by the following:

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or

(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **Section III – Limits of Insurance**.

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b. The last paragraph of subsection **2. Exclusions** is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III – Limits Of Insurance.**

2. Paragraph **6.** under **Section III – Limits Of Insurance** is replaced by the following:

6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) -** Paragraph **9.a.** of **Definitions** is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I – Coverage C – Medical Payments,** Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. Under **Supplementary Payments – Coverages A** and **B,** Paragraph **1.b.** is replaced by the following:

b. Up to **$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d**. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or “suit”, including actual loss of earnings up to **$500** a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph **2.** under **Section II – Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for “bodily injury”, “property damage” or “personal and advertising injury” caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the “bodily injury” or “property damage” occurs, or the “personal and advertising injury” is committed, subsequent to the signing of such written contract or written agreement; or

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b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to “bodily injury” or “property damage” included within the “completed operations hazard”.

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

(b) The construction, erection, or removal of elevators; or

(c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph **1.a.** above, a person’s or organization’s status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph **1.b.** above, a person’s or organization’s status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph **1.c.** above, this insurance does not apply to any “occurrence” which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a “suit” by the additional insured as required in Paragraph **b.** of Condition **2. Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV – Commercial General Liability Conditions.**

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph **2. Exclusions** under **Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. “Bodily injury” or “property damage” arising from the sole negligence of the additional insured.

b. “Bodily injury” or “property damage” that occurs prior to you commencing operations at the location where such “bodily injury” or “property damage” occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage”, or the offense which caused the “personal and advertising injury”, involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition **4. Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph **a. Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

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b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III – Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy**.**

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

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Paragraphs **(a)** and **(b)** above do not apply to “bodily injury” or “personal and advertising injury” caused by an “employee” who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the “employee’s” job responsibilities assigned by you, includes the direct supervision of other “employees” of yours. However, none of these “employees” are insureds for “bodily injury” or “personal and advertising injury” arising out of their willful conduct, which is defined as the purposeful or willful intent to cause “bodily injury” or “personal and advertising injury”, or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your “employee”.

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph **3.** of **Section II** - **Who Is An Insured** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **6. Representations:**

Your failure to disclose all hazards or prior “occurrences” existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior “occurrences” is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit:**

Knowledge of an “occurrence”, offense, claim or “suit” by an agent, servant or “employee” of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II – Who Is An Insured** or a person who has been designated by them to receive reports of “occurrences”, offenses, claims or “suits” shall have received such notice from the agent, servant or “employee”.

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under **Section V – Definitions,** Definition **3.** is replaced by the following:

3. “Bodily Injury” means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

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P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or “property damage” resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us:**

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

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GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

June 6, 2017

Hamisho, Inc
414 Crocker St.
Los Angeles, CA 90013

Attn: Miguel Nelson

417 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000125

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to nine (9) feet in the public right-of-way Along Towne Ave.

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Towne.Ave.440-446.S.rpr
Enclosure
CC: miguel@marvimon.com

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Jacob Bigler <jacob.bigler@lacity.org>

Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnlsn@gmail.com> wrote:

> shay, i already applied 2 months ago. do you want me to come in and apply again?
>
> mn☎
>
> On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
>
> Thanks Ari!
>
> Miguel, please proceed with applying for an R-permit at the counter.
>
> Regards,
> Shay
>
> Shawyue "Shay" Doong, P.E.
> Central District | Civil Engineer | Permit Services Manager
> Bureau of Engineering | Department of Public Works
> 201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
> tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org
>
> On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
>
>> Hi Shay,
>>
>> Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.
>>
>> As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.
>>
>> Let me know if you have any further questions.
>>
>> Warmly,
>>
>> Ari
>>
>> On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
>>
>>> thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.
>>>
>>> Miguel Nelson
>>> Marvimon Productions
>>> 310 922 6609
>>>
>>> Flora Chang · Millwick · SmogShoppe

On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Haroot Avanesian** <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

> nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
>
> > Hi Miguel,
> > Please send project visuals.
> > Thanks,
> >
> > Haroot

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Wes Pringle** <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

> hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.
>
> best,
> miguel
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe

--
--

Wes Pringle. P.E.

Transportation Engineer
Metro Development Review

100 S. Main Street, 9th Floor

Los Angeles, CA 90012

Cell Phone: 213-718-0713

Los Angeles Department of Transportation
213.972.8482

**********Confidentiality Notice**********
This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If
you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If
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without reading or saving in any manner.

Jacob Bigler <jacob.bigler@lacity.org>

Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:

> great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
>
> > hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing... the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
> >
> > best,
> > miguel
> >
> > Miguel Nelson
> > Marvimon Productions
> > 310 922 6609
> >
> > Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Robert Gutierrez** <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mglnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———
From: <mglnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn☎

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

> thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

> All,
> A few things to be addressed.
> 1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.
>
> 2. BSS will not oppose the proposal but does not support it either for the the following reasons:
> a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
> b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).
>
> 3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.
>
> In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.
>
> As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.
>
> On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
>
>> hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.
>>
>> please copy me and keep me in the loop.
>>
>> best,
>> m
>>
>> Miguel Nelson
>> Marvimon Productions
>> 310 922 6609

Flora Chang · Millwick · SmogShoppe

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Hamasho, Inc.

414 Crocker St

Los Angeles, CA 90013

is the owner of real property, located at

417 S. Towne Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 22-24 in Block 9 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

Y-Map No. 126A213-A

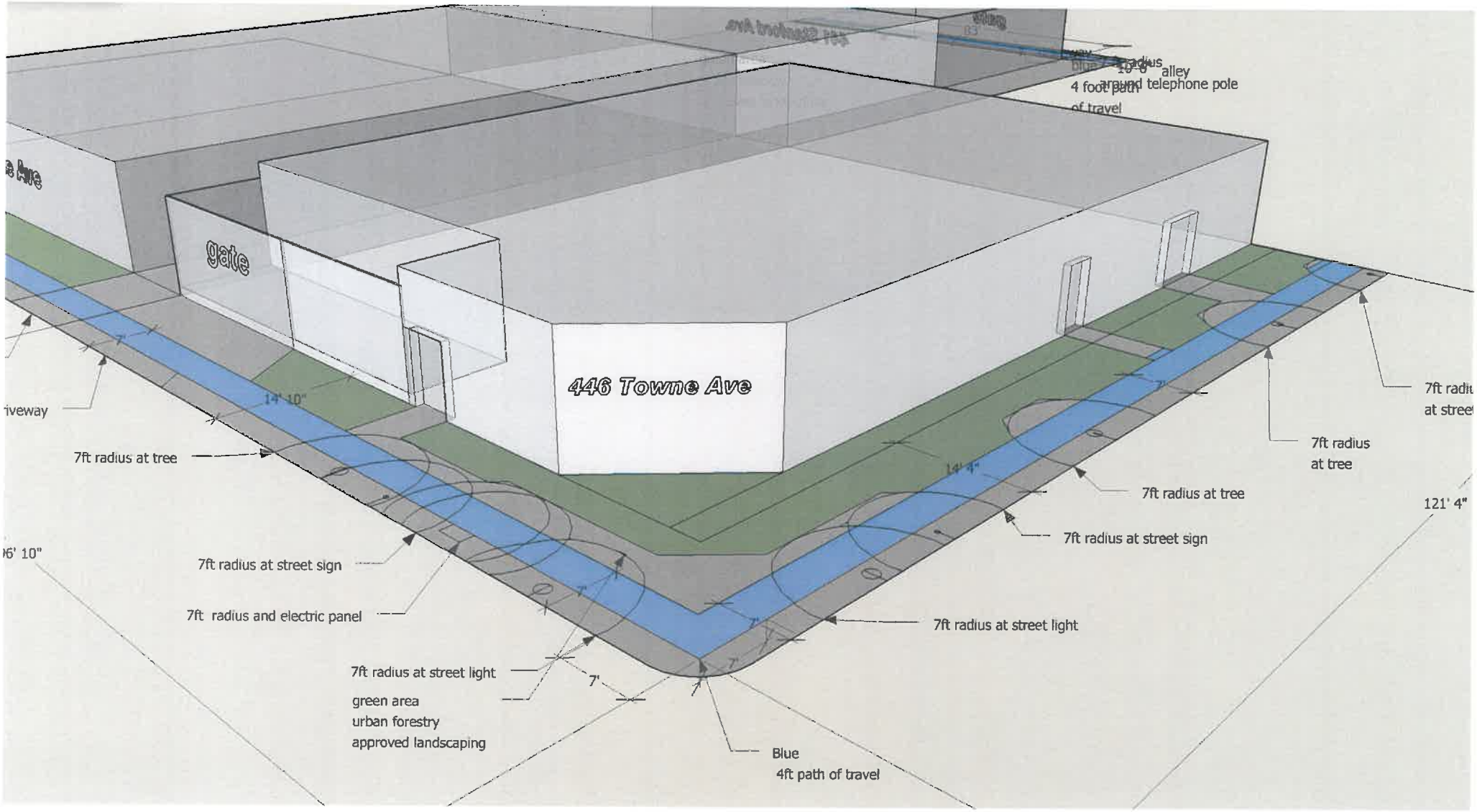
Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____

Approved & Revised by BSS 8/17/17



5th St
GAME SOURCE

DEC 26 2002 CHICAGO F

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

02 3173561

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Mr. and Mrs. Ahdoot
1495 CARLA RIDGE
BEVERLY HILLS, CA. 90210

MAIL TAX STATEMENTS TO
SAME AS ABOVE

21020178-X14

(SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)

APN: 5147-010-003, 5147-010-030, 5147-010-005, 5147-010-006, 5147-010-007, 5147-010-008, 5147-010-027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX: IS NOT OF PUBLIC RECORD

( ) UNINCORPORATED AREA : (X) CITY OF LOS ANGELES, AND

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TENGU COMPANY, INC., A CALIFORNIA CORPORATION

HEREBY GRANT(S) TO:

ROOHOLLAH AHDOOT AND AFSANEH AHDOOT, HUSBAND AND WIFE AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA: AS PER EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

DATE: DECEMBER 17, 2002

SEE PAGE TWO FOR SIGNATURE(S)

DEC 26 2002 CHICAGO [redacted] F

PAGE TWO – SIGNATURE PAGE OF GRANT DEED

TENGU COMPANY, INC.,
A CALIFORNIA CORPORATION:

BY: _____
ITS:

STATE OF CALIFORNIA)
) SS
COUNTY OF Los Angeles)

ON December 19 2002 BEFORE ME, MASAYUKI KUWAHARA, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Masuhisa Taniguchi, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MASAYUKI KUWAHARA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 1310094
LOS ANGELES COUNTY
My Comm. Exp. July 11, 2005

02 3173561

EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 5, BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOTS 6, 7 AND 8 IN BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECOKDER OF SAID COUNTY.

DEC 26 2002 CHICAGO F

STATEMENT OF TAX DUE AND REQUEST THAT TAX DECLARATION NOT BE MADE A PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER

TO: REGISTRAR - RECORDER
COUNTY OF LOS ANGELES

REQUEST IS HEREBY MADE IN ACCORDANCE WITH THE PROVISIONS OF THE DOCUMENTARY TRANSFER TAX ACT THAT THE AMOUNT OF TAX DUE NOT BE SHOWN ON THE ORIGINAL DOCUMENT WHICH NAMES:

TENGU COMPANY, INC., A CALIFORNIA CORPORATION
(NAME OF ONE GRANTOR OR LESSOR)

AND

ROOHOLLAH AHDOOT AND AFSANEH AHDOOT,
HUSBAND AND WIFE AS JOINT TENANTS
(NAME OF ONE GRANTEE OR LESSEE)

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
(SHOW NAME, CITY OR UNINCORPORATED)

THE AMOUNT OF TAX DUE ON THE ACCOMPANYING DOCUMENT IS

$1,925.00 COUNTY
$7,875.00 CITY

_X_ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED;

____ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

Shirley Bodenheimer
(SIGNATURE OF DECLARANT OR AGENT)
SHIRLEY BODENHEIMER

(FIRM NAME)
COMMERCE ESCROW COMPANY

NOTE: AFTER THE PERMANENT RECORD IS MADE, THIS FORM WILL BE AFFIXED TO THE CONVEYING DOCUMENT AND RETURNED WITH IT.

02 3173561

EXHIBIT "A"

5147-010-003
5147-010-030
5147-010-005
5147-010-006
5147-010-007
5147-010-008
5147-010-027

02 3173561

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05 0772384

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:41 AM APR 04 2005

TITLE(S) : DEED

LEAD SHEET

FEE

FEE $33	LL
A.F.N.F. 94	3

D.T.T

NOTIFICATION SENT-$4

CODE 20

CODE 19

CODE 9 ____ SURVEY MONUMENT FEE $10. CODE 9 5

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

5147-010-030 001

THIS FORM NOT TO BE DUPLICATED

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Michael Harris, Esq.
ROGERS & HARRIS

AND WHEN RECORDED MAIL TO:

Michael Harris, Esq.
ROGERS & HARRIS
9200 Sunset Blvd., Suite 404
Los Angeles, CA 90069-3506

2

05 0772384

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED
Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

3

RECORDING REQUESTED BY

ROGERS & HARRIS

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME ROGERS & HARRIS
STREET ADDRESS 9200 SUNSET BL., #404
CITY, STATE & ZIP CODE LOS ANGELES, CA 90069

TITLE ORDER NO. _____ ESCROW NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX $ 0.00 *
☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), ROOHOLLAH AHDOOT & AFSANEH AHDOOT, HUSBAND & WIFE AS JOINT TENANTS (NAME OF GRANTOR(S)) Roohollah & Afsaneh Ahdoot grant to ROOHOLLAH & AFSANEH AHDOOT AS TRUSTEES OF THE 2005 Family Trust (NAME OF GRANTEE(S)) all that real property situated in the City of LOS ANGELES (or in an unincorporated area of) LOS ANGELES County, CALIFORNIA (STATE) described as follows (insert legal description):

The following described Real Property in the city of Los Angeles, County of Los Angeles, State of California: As per Exhibit "A", consisting of 3 parcels, attached hereto and made part hereof.

Also known as: 446 Towne Avenue, Los Angeles, CA 90013

*"This conveyance transfers the Grantor's interest into their Revocable Living Trust R & T11911"

Assessor's parcel No. 5147-010-030; 003; 005;006;007;008;& 027.

Executed on MARCH 14, 2005, at LOS ANGELES, CALIF (CITY AND STATE)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ROOHOLLAH AHDOOT

AFSANEH AHDOOT

On MARCH 14 2005 before me, MICHAEL HARRIS (NAME/TITLE, i.e. "JANE DOE, NOTARY PUBLIC") personally appeared Roohollah & Afsaneh Ahdoot personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(SIGNATURE OF NOTARY) (SEAL)

MICHAEL HARRIS
Notary Public-California
Los Angeles County
Commission # 1522186
My Comm. Expires Nov.24,2008

RIGHT THUMBPRINT (Optional)
TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)
☒ INDIVIDUAL(S)
☐ CORPORATE OFFICER(S) _____ (TITLES)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))

MAIL TAX STATEMENTS TO: Mr. & Mrs. Roohollah Ahdoot
1495 Carla Ridge, Beverly Hills, CA 90210

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

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7 67775 39778 9

05 0772384

EXHIBIT 'A'

(LEGAL DESCRIPTION)

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 40, 41 AND 42 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/09/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Ava Ardalan(3002232)
20000 Ventura Blvd Ste C

Woodland Hills CA 91364-2635

CONTACT NAME:

PHONE (A/C, NO, EXT): 818-888-8221

FAX (A/C, NO): 818-888-8772

E-MAIL ADDRESS: aardalan@farmersagent.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Truck Insurance Exchange	21709
INSURER B:	Farmers Insurance Exchange	21652
INSURER C:	Mid Century Insurance Company	21687
INSURER D:		
INSURER E:		
INSURER F:		

INSURED

THE ROOHALLAH & AFSANEH
446 TOWNE AVE

LOS ANGELES CA 90013

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PROJECT / LOC OTHER:	Y	N	094219032	12/23/2016	12/23/2017	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
								$
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			094219032	12/23/2016	12/23/2017	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE / OTHER	$
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

441 STANFORD AVE, LOS ANGELES, CA 90013

thirty day cancellation notice
ten day notice of cancellation for non-payment

CERTIFICATE HOLDER

Certificate holder and Additional Insured
City Of Los Angeles
700 East temple Street
LOS ANGELES CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

REVOCABLE PERMIT
INTER-DEPARTMENTAL ROUTING TRANSMITTAL
City of Los Angeles – Bureau of Engineering

Submittal of:	**Review and approval of proposed landscape behind the sidewalk.**		
R-Permit Ref No:	2017000126	Thomas Guide:	
Project Location:	446 S. Towne Ave		
Applicant:	Miguel Nelson		
Contact:	miguel@marvimon.com	Phone:	310.922.6609
Address:	5419 hollywood blvd #c201	Fax:	
	Los Angeles, CA 90027		

TO:		Date submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date received:	
Name:	Shay Doong	Phone:	213-482-7062
Bureau:	Bureau of Engineering – Central District	Fax:	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name and Date Signed	**Recommendation** (Check One)		
	A	B	C
[illegible]	✓(*)		

Comments: *As REVISED BY BSS STAFF 8/17/2017

Recommendation:
A – Approved
B – Approved with Conditions (see Comments)
C – Not Approved (see Comments)

Jacob Bigler <jacob.bigler@lacity.org>

Re: r permit status

miguel nelson <miguel@marvimon.com> Mon, Apr 3, 2017 at 5:56 PM
To: Shawyue Shay Doong <shawyue.doong@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello shay, so do i need to come in and apply again or can you use my original application?

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Fri, Mar 31, 2017 at 2:51 PM, <mglnlsn@gmail.com> wrote:

> shay, i already applied 2 months ago. do you want me to come in and apply again?
>
> mn☎
>
> On Mar 31, 2017, at 12:49 PM, Shawyue Shay Doong <shawyue.doong@lacity.org> wrote:
>
> Thanks Ari!
>
> Miguel, please proceed with applying for an R-permit at the counter.
>
> Regards,
> Shay
>
> Shawyue "Shay" Doong, P.E.
> Central District | Civil Engineer | Permit Services Manager
> Bureau of Engineering | Department of Public Works
> 201 N Figueroa St 3rd Floor, Los Angeles, CA 90012
> tel: 213.482.7062 | fax: 213.482.7007 | email: shawyue.doong@lacity.org
>
> On Wed, Mar 29, 2017 at 2:29 PM, Ari Simon <ari.simon@lacity.org> wrote:
>
>> Hi Shay,
>>
>> Wanted to let you know that at this time, Council District 14 is in support of moving forward with an application for R-permits to do beautification work around the area of 4th / Towne as requested by Miguel Nelson.
>>
>> As the project moves forward, we ask that BOE adhere to the requests made by BSS, asking that a full plan of what exactly will be planted where is included, that any areas of planting are contained by concrete, and that plans comply with BOE's determination of a clear and generally straight path of pedestrian travel.
>>
>> Let me know if you have any further questions.
>>
>> Warmly,
>>
>> Ari
>>
>> On Tue, Mar 28, 2017 at 5:09 PM miguel nelson <miguel@marvimon.com> wrote:
>>
>>> thanks ari. sorry to be so pesky, but it's already been over 6 weeks since i first contacted you. we are already finished with half of our buildings and ready to start landscaping. please let us know tomorrow if at all possible.
>>>
>>> Miguel Nelson
>>> Marvimon Productions
>>> 310 922 6609
>>>
>>> Flora Chang · Millwick · SmogShoppe

On Tue, Mar 28, 2017 at 3:31 PM, Ari Simon <ari.simon@lacity.org> wrote:

Hi Miguel,

Apologies - we were closed yesterday and last week was extremely busy, especially with Neighborhood Council stuff. I'll get back to you this week.

Thanks,

Ari

On Tue, Mar 28, 2017 at 3:15 PM, miguel nelson <miguel@marvimon.com> wrote:

hello shay, have you heard from CD14. i've been having trouble getting through to ari over the past 7 days. nate, is ari out on vacation?

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

–

Ari Simon
Downtown Area Director
Office of Councilmember José Huizar
City of Los Angeles | Council District 14

City Hall
200 N. Spring St | Room 465
Los Angeles, CA 90012
(213) 473-7014 office | (213) 847-0680 fax
ari.simon@lacity.org

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: Cultural Affairs Approval

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:48 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

cultural affairs support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Haroot Avanesian** <haroot.avanesian@lacity.org>
Date: Tue, Feb 21, 2017 at 1:49 PM
Subject: Re: Cultural Affairs Approval
To: miguel nelson <miguel@marvimon.com>

Hello Miguel,
I have no problem approving your scheme on behalf of the Cultural Affairs.

Best,

Haroot

On Tue, Feb 21, 2017 at 11:58 AM, miguel nelson <miguel@marvimon.com> wrote:

> nice talking with you. here are the photos and drawings we submitted to BOE. please let us know if you have any concerns.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Tue, Feb 21, 2017 at 11:12 AM, Haroot Avanesian <haroot.avanesian@lacity.org> wrote:
>
> > Hi Miguel,
> > Please send project visuals.
> > Thanks,
> >
> > Haroot

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: R permit sidewalk landscaping via shay doong

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:49 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

LA DOT support letter below...

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Wes Pringle** <wes.pringle@lacity.org>
Date: Thu, Feb 16, 2017 at 4:53 PM
Subject: Re: R permit sidewalk landscaping via shay doong
To: Shawyue Shay Doong <shawyue.doong@lacity.org>
Cc: James Kho <james.kho@lacity.org>, miguel nelson <miguel@marvimon.com>

Shay,

DOT has reviewed the proposed improvements along 4th Street and Towne Avenue and does not see any areas of concern that would prevent the revocable permit being granted.

Wes

On Thu, Feb 16, 2017 at 2:00 PM, miguel nelson <miguel@marvimon.com> wrote:

> hello wes, good talking to you. please review the attached and let shay and i know if you have any issues... please note that our path of travel is level and non-meandering for at least 48" wide along each of our proposed landscaped areas.
>
> best,
> miguel
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe

--
--

Wes Pringle. P.E.

Transportation Engineer
Metro Development Review

100 S. Main Street, 9th Floor

Los Angeles, CA 90012

Cell Phone: 213-718-0713

Los Angeles Department of Transportation
213.972.8482

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without reading or saving in any manner.

Jacob Bigler <jacob.bigler@lacity.org>

Re: james kho and shawyue shay doong asked me to contact you

2 messages

miguel nelson <miguel@marvimon.com> Wed, Jun 7, 2017 at 6:32 PM
To: ralph.avila@lacity.org, Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

hello ralph, can you please re-send your approval to shay?

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

On Tue, Feb 21, 2017 at 8:33 AM, miguel nelson <miguel@marvimon.com> wrote:

> great speaking with you ralph. please let shay doong (copied here) know that you have little or no concern regarding our plan to landscape portions of our sidewalks in our industrial neighborhood between 4th and 5th street between central and crocker ave.
>
> best,
> m
>
> Miguel Nelson
> Marvimon Productions
> 310 922 6609
>
> Flora Chang · Millwick · SmogShoppe
>
> On Wed, Feb 15, 2017 at 4:14 PM, miguel nelson <miguel@marvimon.com> wrote:
>
> > hello ralph. my neighbors and i are applying for an R permit to landscape portions of our sidewalk in the industrial district just south of little tokyo. james and shawyue in BOE would like to grant our permit, but want your blessing first. apparently landscaping in industrial neighborhoods is rarely requested. anyways, could you please call me to discuss? attached are two of the properties we are discussing... the idea is that landscaping will provide catharsis, beauty, storm water mitigation and deter graffiti. sadly, our neighborhood looks a bit abandoned at the moment. we'd like to breathe some life into it with plants. we love plants.
> >
> > best,
> > miguel
> >
> > Miguel Nelson
> > Marvimon Productions
> > 310 922 6609
> >
> > Flora Chang · Millwick · SmogShoppe

Ralph Avila <ralph.avila@lacity.org> Thu, Jun 8, 2017 at 8:54 AM
To: miguel nelson <miguel@marvimon.com>
Cc: Shawyue Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>, Jacob Bigler <jacob.bigler@lacity.org>

Sahy,

There is no POD designation within this area, therefore, there are no restrictions for allowing landscaping along the city parkway.

[Quoted text hidden]

–
Ralph Avila,
Senior City Planner
Valley - Development Services Center
Department of City Planning
6262 Van Nuys Blvd., 2nd Floor
Los Angeles, CA 91401
818.374.9915 (F)818.374.5070

Jacob Bigler <jacob.bigler@lacity.org>

Fwd: shay doong and james kho asked me to contact you

1 message

miguel nelson <miguel@marvimon.com> Tue, Jun 6, 2017 at 12:50 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

robert gutierrez letter below (urban forestry BSS)

Miguel Nelson
Marvimon Productions
mobile 310 922 6609

Valentine · Grassroom
Flora Chang · Millwick · SmogShoppe

——— Forwarded message ———
From: **Robert Gutierrez** <robert.gutierrez@lacity.org>
Date: Fri, Feb 17, 2017 at 9:41 AM
Subject: Fwd: shay doong and james kho asked me to contact you
To: Shay Doong <shawyue.doong@lacity.org>, James Kho <james.kho@lacity.org>
Cc: miguel nelson <mglnlsn@gmail.com>

Hi again Shay, James,
Per email string below, be advised that should you (BOE) agree to the applicants proposed layout, I (BSS) will review the plans as any other set, and adjust our comments as we do for any site specific conditions.

Have a good weekend.

——— Forwarded message ———
From: <mglnlsn@gmail.com>
Date: Thu, Feb 16, 2017 at 5:44 PM
Subject: Re: shay doong and james kho asked me to contact you
To: Robert Gutierrez <robert.gutierrez@lacity.org>
Cc: miguel nelson <miguel@marvimon.com>

thanks robert, will u please let shay know? i he needs a solid green light from u

mn☎

On Feb 16, 2017, at 4:39 PM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

Hi Miguel,
Yes, I'm open to remove the plant height restriction on your project because the planting will be next to the building and will not create a screen in front of the sidewalk. We can look at trees if you have a wide enough area (but for security reasons you may not want to plant them as people may be able to climb them and possibly access you structure). In the end, we can work out the planting with you. The more critical component will be to have BOE approve your proposed layout, because it's non-standard. If BOE is willing to approve the layout, I'll work with you on the planting to get something that works for you and wont be a liability for the City.

On Thu, Feb 16, 2017 at 11:48 AM, miguel nelson <miguel@marvimon.com> wrote:

> thanks robert. i'm taking your thoughts from last month into consideration. our plant list does include trees and bamboo that can grow much taller than 36". these would be planted in areas that are 5 to 7 feet wide running 15 to 100 feet along buildings. please call me to discuss. i want to be sure i understand you correctly as we plan ahead. our goal is dense lush understory with tall magnificent over story. the reason we prefer to landscape along buildings is because it frees up our

curbside commercial/passenger loading. it also allows us to curate a convincing looking landscape versus a tree studded sidewalk look. another issue with curbside landscaping is that they tend to get trampled and trashed by commercial/passenger loading and street cleaning.

we are avoiding a meandering path. the sections that may appear to be meandering are outside of straight 4ft path of travel. i will add the 4ft path of travel guide to our drawings for you to review. we too do not want that to meander. (please see quick sketch showing example yellow 4ft path of travel. see, it doesn't actually meander)

please also know that many of the buildings in our area have very few doors or window. they are massive tilt up concrete structures and landsaping directly in front of them tall helps to visually break up their mass and deter graffiti.

and yes, wherever there is an abandoned driveway we will keep 4 feet back from any cross slope greater than 1:48 per ADA code, right?

anyways, thank you for your support. please let BOE know if any of what i've stated above increases your support for our plan.

best,
m

Miguel Nelson
Marvimon Productions
310 922 6609

Flora Chang · Millwick · SmogShoppe

On Thu, Feb 16, 2017 at 9:52 AM, Robert Gutierrez <robert.gutierrez@lacity.org> wrote:

> All,
> A few things to be addressed.
> 1. We always want landscaping in the parkway, regardless of street classification (including industrial zoned areas). If you look at all the sections in Planning Department's recent documents you will always see a green section next to the sidewalk.
>
> 2. BSS will not oppose the proposal but does not support it either for the the following reasons:
> a) The proposed plan is not standard in that the landscaping is next to the building not next to the curb; BSS does not like this layout as it prevents trees from being planted, and trees provide a much greater, longer lasting benefit to the city and the environment than shrubs.
> b) The Pedestrian Access Route (PAR) is not a straight path of travel and there are more conflicts between pedestrians and utilities and street elements which can be difficult to navigate by the physically impaired (imagine being blind and trying to navigate the sidewalk).
>
> 3. It's very hard to evaluate the plans as both sites are labeled as 4th and Towne, yet they are very different. Also, the proposed landscaping will prevent the use of shown driveways. Keep in mind that you will need a 4'-0" clear path of travel after the driveway; It's hard to tell if the sites can accommodate the planting and a compliant PAR.
>
> In short, if BOE can review and approve the project's ADA compliance, and are willing to approve a non-standard layout, then BSS is willing to review and approve the proposed landscape plans.
>
> As far as plant material goes, we have 4 basic requirements: 1) Plants shall not be thorny or spiny, 2) plants shall not be poisonous, 3) plants shall not be invasive, and 4) plants shall not be taller then 36" in height at maturity.
>
> On Wed, Feb 15, 2017 at 4:27 PM, miguel nelson <miguel@marvimon.com> wrote:
>
>> hello robert. good talking to you. please reach out to BOE supervisors shay and james (copied above) regarding our proposed R permit application for sidewalk landscaping in our industrial neighborhood. attached are the drawings and photos we have submitted along with our plant list.
>>
>> please copy me and keep me in the loop.
>>
>> best,
>> m
>>
>> Miguel Nelson
>> Marvimon Productions
>> 310 922 6609

Flora Chang · Millwick · SmogShoppe

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

–
Robert Gutierrez, Landscape Architect II
(213) 847-0881

Payment for: Revocable Permit

Reference Number: 2017000126

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4658
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	04/25/2017
Bill Request ID:	250417B39-40B5CF0E-CCF2-4ECA-9DDD-1E184E5513DF

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CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

June 6, 2017

Roohollah Ahdoot & Afsaneh Ahdoot
446 Towne Ave.
Los Angeles, CA 90013

Attn: Miguel Nelson

446 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000126

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to nine (9) feet in the public right-of-way Along Towne Ave. and encroach up to nine (9) feet in the public right-of-way along 5th St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

8-17-17 2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Towne.Ave.446.S.rpr
Enclosure
CC: miguel@marvimon.com

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Roohollah Ahdoot & Afsaneh Ahdoot

446 Towne Avenue

Los Angeles, CA 90013

is the owner of real property, located at

446 Towne Ave

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 5-14, 40-42 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

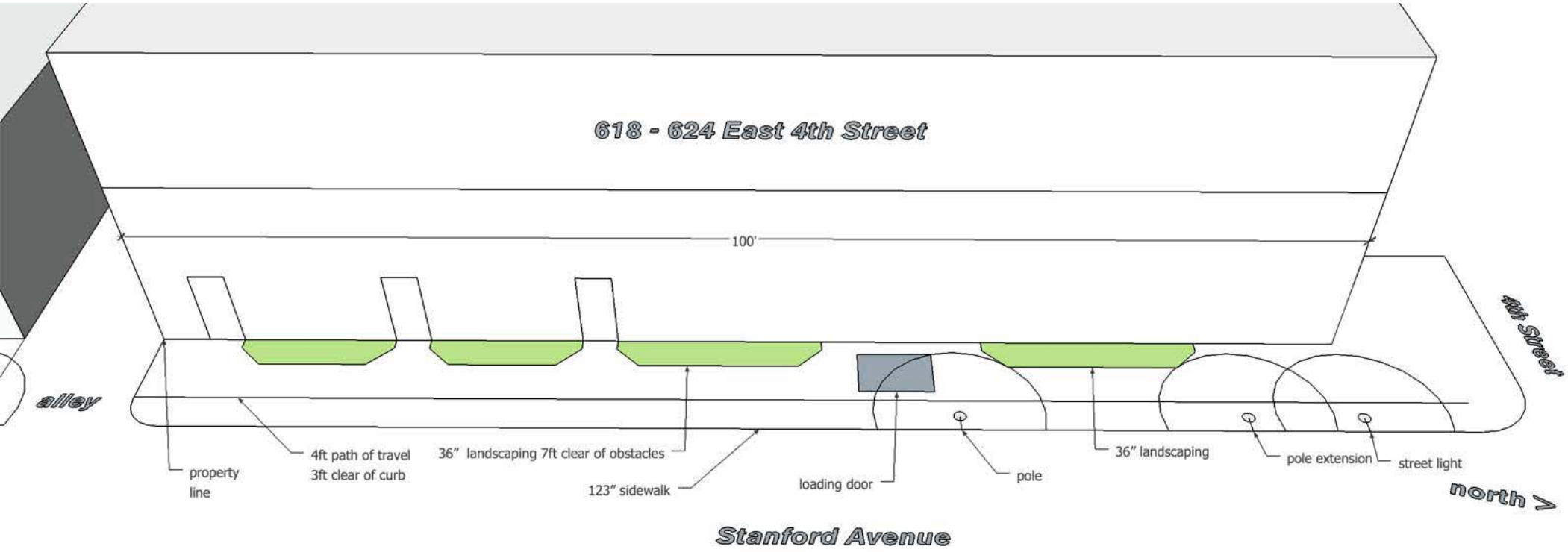
Y-Map No. 126A213-A

Drainage Map. No. 516

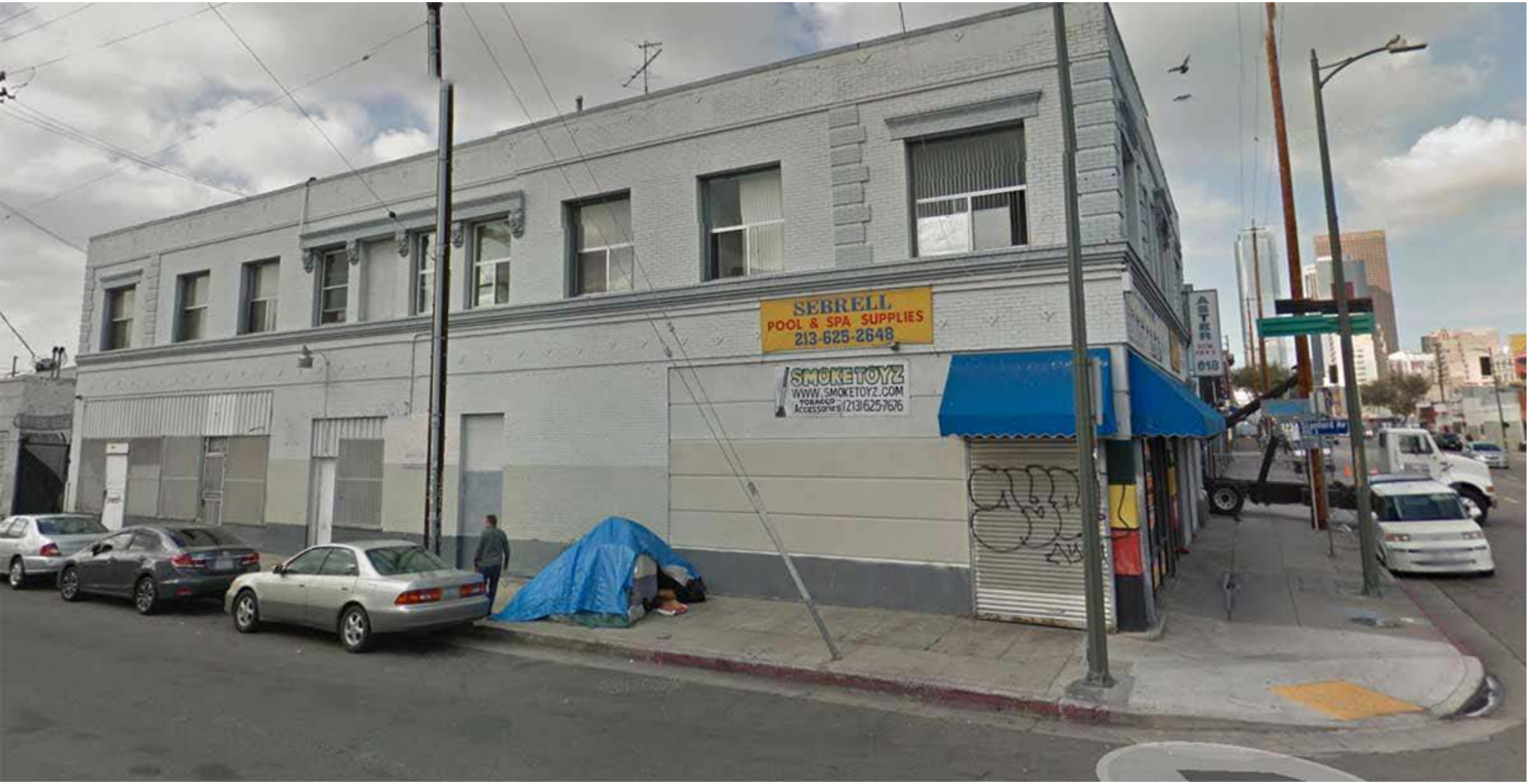
District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


618 - 624 East 4th Street
100'
4th Street
alley
property line
4ft path of travel
3ft clear of curb
36" landscaping 7ft clear of obstacles
123" sidewalk
loading door
pole
36" landscaping
pole extension
street light
north
Stanford Avenue

DABOR


SEBRELL
POOL & SPA SUPPLIES
213-625-2648
SMOKETOYZ
WWW.SMOKETOYZ.COM
TOBACCO
Accessories (213)625-7676

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GIBSON, DUNN & CRUTCHER
CHARLES A. LARSON, ESQ.
2029 Century Park East
Suite 4100
Los Angeles, California 90067

MAIL TAX STATEMENTS TO:
Doizaki & Sons
550 Ceres Avenue
Los Angeles, California 90013

91 1692357

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 10 AM. OCT 25 1991

FEE $3 G
2

Assessor's Parcel No. 5147-010-018

SURVEY MONUMENT FEE $10. CODE 95

GRANT DEED

"This conveyance changes the manner in which title is held, R&T 11911."

The undersigned declares that the documentary transfer tax is $3,180.80 and is computed on full value less value of liens and encumbrances remaining at time of transfer. City of Los Angeles.
"Tax Amount" Los Angeles County $ 624.80
"Tax Amount" Los Angeles City $2,556.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

D.F. ASSOCIATES, a general partnership

hereby GRANTS to DOIZAKI & SONS, a general partnership, the following described real property situated in the City of Los Angeles, County of Los Angeles, State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

Commonly known as 618-624 E. 4th Street, Los Angeles, CA

DATED: September 30, 1991

D.F. ASSOCIATES, a general partnership

By DFP Properties, general partner

By _____
Ernest Y. Doizaki, general partner

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On September 17, 1991, before me, DANIEL F. PLUCINSKI, a Notary Public in and for said County and State, personally appeared ERNEST Y. DOIZAKI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public in and for
said County and State

[Seal]

OFFICIAL SEAL
DANIEL F. PLUCINSKI
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 17 1995

0577P

EXHIBIT A

Lots 28 and 29 in Block 10 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, as per map recorded in Book 30 Page 9 et seq., of Miscellaneous Records, in the office of the County Recorder of said County.

SUBJECT TO:

Covenants, conditions, restrictions and easements of record.

Commonly known as 618-624 E. 4th St.

(APN 5147-010-018)

2357P

Payment for: Revocable Permit

Reference Number: 2017000193

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4801
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	07/06/2017
Bill Request ID:	060717A14-BCBF0E46-F2DC-48DB-B759-78FF696ACAE3

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Doizaki & Sons
550 Ceres Ave
Los Angeles, CA 90013

Attn: Miguel Nelson

618 – 624 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000193

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to thirty six (36) inches in the public right-of-way along Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

For Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th.St.600-616.E.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements;

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements.

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	30

Nitrogen Content (% dry weight)

Redwood	0.4 - 0.6%
Fir	0.56 - 0.84%
Cedar	0.56 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity, 3.50 millisiemens per centimeter (8.35 micromhos/inch) at 77°F (25°C)

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 16 cm³) (volumetric ratio of 1:16) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root-nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE DATE 11.9.17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

1/8" = 1ft

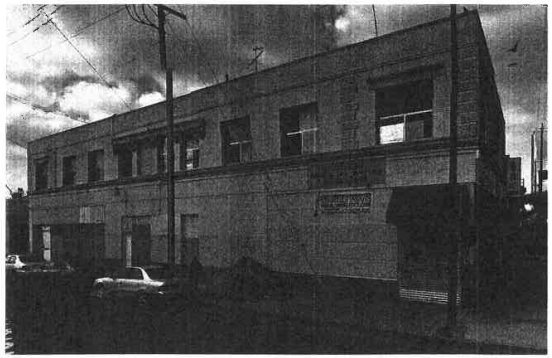
Application Ref # 2017000193
Page 1 of 2 – Planting Diagram

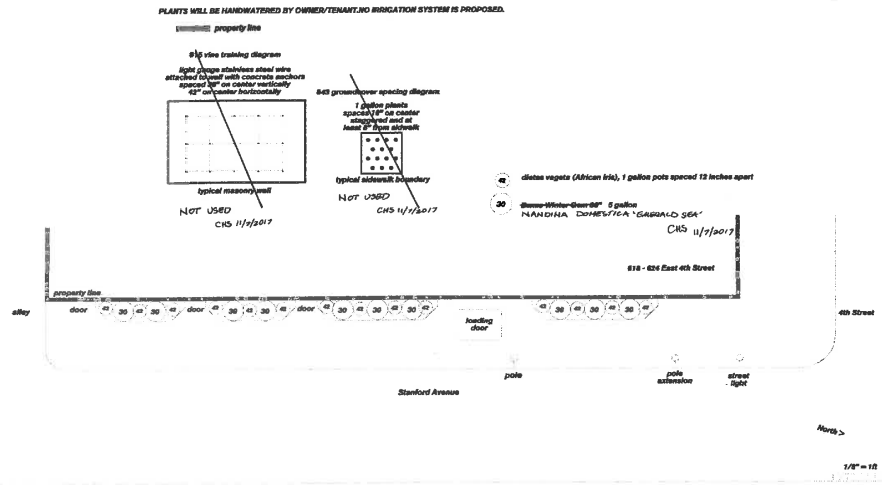
618 - 624 East 4th Street

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEW REQUIRED YES	REVIEW REQUIRED NO	REVIEWED AND APPROVED BY DIVISION REP.
ENGINEERING	☐	☐	SIGNATURE 11-9-17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE





REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Doizaki & Sons

550 Ceres Avenue

Los Angeles, CA 90013

is the owner of real property, located at

618-624 E 4th St

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 28-29 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

Y-Map No. 126A213-B

Drainage Map. No. 516

District Map No. 127-5A215

Plans Submitted Yes _____ No _____

Waiver Number W - _____

fence
alley
7-ft min
4ft path
of travel
462-472
East 4th St.
7ft radius
clearance
along poles
& signs
Crocker
7'
4'
12' 1"
4ft path
of travel
12' 1"
7'
4'
4th St.

NJENN02 OP ID: YC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/12/17

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
DP Insurance Agency Inc.
1130 S San Gabriel Blvd
San Gabriel, CA 91776
DP Insurance Agency

626-292-6608
626-292-6606

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : West American Ins Co	44393
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Jennifer Cheng & Thi Chiang,
Duc & Paula Trinh, Partnership
468 E 4th Street
Los Angeles, CA 90013

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
	GENERAL LIABILITY						EACH OCCURRENCE	$	1,000,000
A	X COMMERCIAL GENERAL LIABILITY	X		BKW (18) 57782688	01/31/17	01/31/18	DAMAGE TO RENTED PREMISES (Ea occurrence)	$	500,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$	15,000
							PERSONAL & ADV INJURY	$	1,000,000
							GENERAL AGGREGATE	$	2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$	2,000,000
	X POLICY PRO-JECT LOC							$	
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$	
	ANY AUTO						BODILY INJURY (Per person)	$	
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$	
								$	
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$	
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$	
	DED / RETENTION $							$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A					E.L. EACH ACCIDENT	$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	
							E.L. DISEASE - POLICY LIMIT	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

1)All terms and conditions are based upon the actual policy.
2)"City of Los Angeles" is hereby named as Additional Insured when required on contract, agreement, or permit per CG88100413.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
DP Insurance Agency

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20101794182

Pages: 0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/06/10 AT 03:27PM

FEES:	15.00
TAXES:	0.00
OTHER:	0.00
PAID:	15.00

LEADSHEET

201012060770254

00003384212

003025675

SEQ:
04

DAR - Mail (Hard Copy)

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E530907

Recording requested by
And when recorded mail to
And mail future **tax document** to:
JENNIFER CHENG
4943 Fiseta Ave.
Temple City, CA 91780

12/06/2010
20101794182

Space above this line for recorder's use

GRANT DEED

The undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor's interest into his or her revocable trust. R&T 11930.

GRANTORS: Jennifer Lan Cheng, an unmarried woman, as joint tenant as to an undivided 50% interest, hereby grant to Jennifer Cheng, trustee of The Jennifer Lan Cheng Revocable Trust Dated Oct. 27, 2010, her undivided 50% interest in the following described real property in the County of Los Angeles, State of California: 462-468 E. 4th St., Los Angeles, CA 90013.

Assessor Parcel Number: 5147-008-012;013,014

Legal Description: Lot(s) 18, 19, 20 and 21 in Block 8 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page(s) 9 to 13 inclusive of Maps, in the Office of the County Recorder of Said County.

NOTWITHSTANDING THE PRIOR TITLE OF RECORD, THE GRANTORS AGREE THAT THE REAL PROPERTY CONVEYED HEREIN IS THEIR COMMUNITY PROPERTY AND SHALL HENCEFORTH RETAIN ITS COMMUNITY PROPERTY CHARACTER.

Dated: Oct. 27, 2010

Grantors:

Jennifer Lan Cheng

State of California
County of Los Angeles

On 10/27/10, before me, Peng Gao A Notary Public, personally appeared Jennifer Lan Cheng who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ [Seal]

PENG GAO
COMM. # 1797803
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAY 9, 2012

This page is part of your document - DO NOT DISCARD

20131118181

Pages: 0002

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FEES:	19.00
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E227336

2

Recording requested by
And when recorded mail to
And mail future **tax document** to:
David Hung Chiang and Thi Boi Chiang
2928 Spruce Court.
Arcadia, CA 91006

07/30/2013
20131118181

Space above this line for recorder's use

GRANT DEED

The undersigned grantors declare that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust. This conveyance transfers the Grantor's interest into his or her revocable trust. R&T 11930.

GRANTORS: Thi Boi Chiang, a married woman as her separate propertyas to an undivided 25% interest, hereby grants to David Hung Chiang and Thi Boi Chiang, trustees of The Chiang Family Trust Dated June 10, 2013, their undivided 25% interest in the following described real property in the County of Los Angeles, State of California: 462-468 E. 4th St., Los Angeles, CA 90013.

Assessor Parcel Number: 5147-008-012;013;014

Legal Description: Lot(s) 18, 19, 20 and 21 in Block 8 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page(s) 9 to 13 inclusive of Maps, in the Office of the County Recorder of Said County.

NOTWITHSTANDING THE PRIOR TITLE OF RECORD, THE GRANTORS AGREE THAT THE REAL PROPERTY CONVEYED HEREIN IS THEIR COMMUNITY PROPERTY AND SHALL HENCEFORTH RETAIN ITS COMMUNITY PROPERTY CHARACTER.

Dated: 06/18, 2013

Grantors:

Thi Boi Chiang

State of California
County of Los Angeles

On 06/18/2013, before me, Peng Gao A Notary Public, personally appeared Thi Boi Chiang, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Seal]

PENG GAO
Commission # 1989337
Notary Public - California
Los Angeles County
My Comm. Expires Aug 27, 2016

Payment for: Revocable Permit

Reference Number: 2017000223

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	5006
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	09/24/2017
Bill Request ID:	240917B38-B1C823DB-0428-4A83-B66E-4920BD0B6251

BOARD OF PUBLIC WORKS
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DEPARTMENT OF
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BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Jennifer Cheng & Thi Chian, Duc & Paula Trinh, Partnership
468 E 4th Street
Los Angeles 90013

Attn: Miguel Nelson

462 - 472 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000223

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along 4th St. and Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th.St.462-472.E.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 90 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500um)	30

Nitrogen Content (%, dry weight)

Redwood	0.4 - 0.6%
Fir	0.56 - 0.84%
Cedar	0.56 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 - 1.2%

Salinity Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (3.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 16 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge products), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp of release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous root systems which are neither root-nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walks, curbs, planter boxes, walls, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be included in "Notice to Contractors" on Construction Documents

X] **CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)**

A. **CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.**

B. **CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.**

C. **CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.**

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

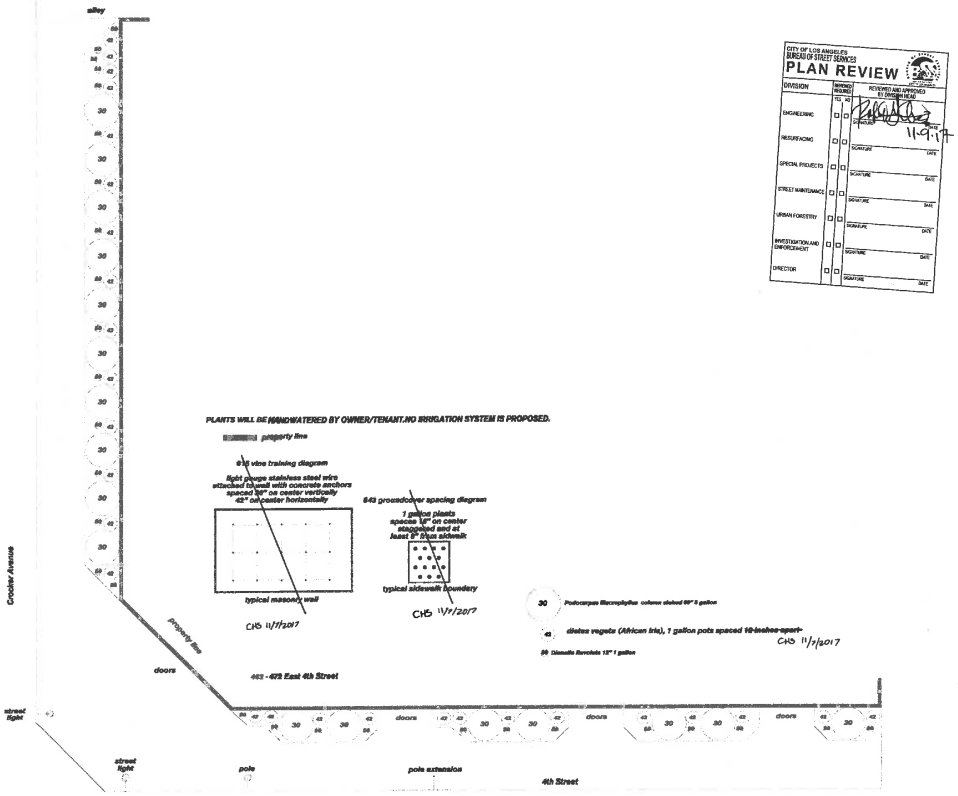
DIVISION	REVIEWED REQUIRED YES	REVIEWED REQUIRED NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE 11-9-17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

1/8" = 1ft

Application Ref # 2017000223
Page 1 of 2 – Planting Diagram

462 - 472 East 4th Street

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com



CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEW REQUIRED YES	REVIEW REQUIRED NO	REVIEWED AND APPROVED BY DIVISION REPRESENTATIVE
ENGINEERING	☐	☐	SIGNATURE 11-9-17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Jennifer Cheng & Thi Chian, Duc & Paula Trinh, Partnership

468 E 4th Street

Los Angeles, CA 90013

is the owner of real property, located at

462-472 E 4th

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 18-21 in Block 8 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

Continuation Sheet For:

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

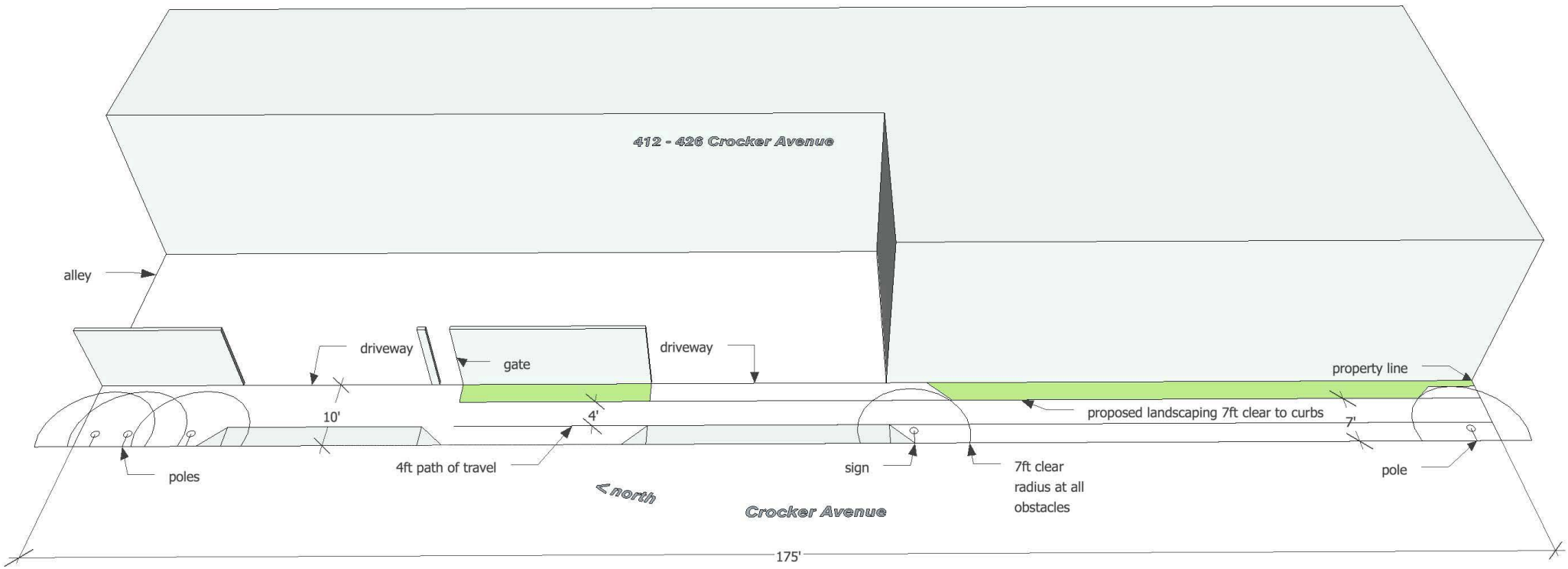
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


412 - 426 Crocker Avenue
alley
driveway
gate
driveway
property line
10'
4'
proposed landscaping 7ft clear to curbs
7'
poles
4ft path of travel
sign
7ft clear
radius at all
obstacles
pole
< north
Crocker Avenue
175'

UMEYA
UMEYA

JUL 6-76

RECORDING REQUESTED BY

675

AND WHEN RECORDED MAIL TO

Name: HAMASHO INC
Street Address: 423 EAST FOURTH ST
City & State: LOS ANGELES, CA
ATTN: TAKEUCHI HAMASHO

MAIL TAX STATEMENTS TO

Name
Street Address: SAME AS ABOVE
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~8308~~ 83.05
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area. ( ) City of Los Angeles, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
R. M. SLOAN CO.

a corporation organized under the laws of the State of Nevada hereby GRANTS to

HAMASHO, INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated:

R. M. SLOAN CO.

By President

By Secretary

STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES

On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH A. SULENTOR known to me to be the President, and ROBERT C. MITCHELL known to me to be Secretary of the Corporation that executed the within Instrument known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature James B. Elsner

JAMES B. ELSNER
Name (Typed or Printed)

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

(This area for official notarial seal)

Title Order No. L Lacombe D-81226 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

JUL 6 - 76

RECORDING REQUESTED BY

676

AND WHEN RECORDED MAIL TO

Name HAMASHO, INC
Street Address 423 EAST 4TH ST
City & State LOS ANGELES, CALIF
ATTN. TAKESHI HAMANO

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE.
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ ~~106.13~~ 106.15
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: ( ) City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT M. SLOAN, an unmarried man

hereby GRANT(S) to HAMASHO INC., a California corporation

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 15 to 21 inclusive and Lots 30 to 35 inclusive, Block 9 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Date June 28, 1976

Robert M. Sloan
ROBERT M. SLOAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.
On JULY 1, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT M. SLOAN

known to me to be the person whose name IS subscribed to the within instrument and acknowledged that HE executed the same.
WITNESS my hand and official seal.

OFFICIAL SEAL
JAMES B. ELSNER
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires January 22, 1977

Signature James B. Elsner
JAMES B. ELSNER

(This area for official notarial seal)

Title Order No. L Lacombe 7481226 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

UMEYRIC-01 LPADILLA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/08/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0D79613
Bowermaster & Associates Insurance Agency, Inc.
10805 Holder Street, Suite 350
Cypress, CA 90630

CONTACT NAME: Leticia Padilla
PHONE (A/C, No, Ext): (714) 733-6226 FAX (A/C, No):
E-MAIL ADDRESS: lpadilla@bowermaster.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Fire & Casualty Company	24066
INSURER B : Sentinel Insurance Company	11000
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Umeya Rice Cake Co.
Hamasho Inc.
414 S. Crocker Street
Los Angeles, CA 90013

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		BKW57613006	10/01/2016	10/01/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BAA57613006	10/01/2016	10/01/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			USA57613006	10/01/2016	10/01/2017	EACH OCCURRENCE AGGREGATE	$ 6,000,000 $ 6,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		72WECZS2601	10/01/2016	10/01/2017	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Los Angeles is additional Insured as respects to General Liability per form CG88100413.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles, CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Anthony Tellez

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The ACORD name and logo are registered marks of ACORD

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

INDEX

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NON-OWNED AIRCRAFT	2
NON-OWNED WATERCRAFT	2
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MEDICAL PAYMENTS EXTENSION	3
EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B	3
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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A - Bodily Injury And Property Damage Liability,** exclusion **g. Aircraft, Auto Or Watercraft** does not apply to an aircraft provided:

1. It is not owned by any insured;

2. It is hired, chartered or loaned with a trained paid crew;

3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and

4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,**

Subparagraph **(2)** of exclusion **g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY – ELEVATORS

1. Under Paragraph **2. Exclusions** of **Section I – Coverage A – Bodily Injury And Property Damage Liability,** Subparagraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property** do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to **Section IV – Commercial General Liability Conditions,** Condition **4. Other Insurance,** Paragraph **b. Excess Insurance:**

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph **2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:**

a. The fourth from the last paragraph of exclusion **j. Damage To Property** is replaced by the following:

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or

(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **Section III – Limits of Insurance**.

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b. The last paragraph of subsection **2. Exclusions** is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III – Limits Of Insurance.**

2. Paragraph **6.** under **Section III – Limits Of Insurance** is replaced by the following:

6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) -** Paragraph **9.a.** of **Definitions** is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I – Coverage C – Medical Payments,** Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS – COVERAGES A AND B

1. Under **Supplementary Payments – Coverages A** and **B,** Paragraph **1.b.** is replaced by the following:

b. Up to **$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d**. is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or “suit”, including actual loss of earnings up to **$500** a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph **2.** under **Section II – Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for “bodily injury”, “property damage” or “personal and advertising injury” caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the “bodily injury” or “property damage” occurs, or the “personal and advertising injury” is committed, subsequent to the signing of such written contract or written agreement; or

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b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to “bodily injury” or “property damage” included within the “completed operations hazard”.

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

(b) The construction, erection, or removal of elevators; or

(c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph **1.a.** above, a person’s or organization’s status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph **1.b.** above, a person’s or organization’s status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph **1.c.** above, this insurance does not apply to any “occurrence” which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a “suit” by the additional insured as required in Paragraph **b.** of Condition **2. Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV – Commercial General Liability Conditions.**

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph **2. Exclusions** under **Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. “Bodily injury” or “property damage” arising from the sole negligence of the additional insured.

b. “Bodily injury” or “property damage” that occurs prior to you commencing operations at the location where such “bodily injury” or “property damage” occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage”, or the offense which caused the “personal and advertising injury”, involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition **4. Other Insurance of SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph **a. Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

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b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III – Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy**.**

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

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Paragraphs **(a)** and **(b)** above do not apply to “bodily injury” or “personal and advertising injury” caused by an “employee” who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the “employee’s” job responsibilities assigned by you, includes the direct supervision of other “employees” of yours. However, none of these “employees” are insureds for “bodily injury” or “personal and advertising injury” arising out of their willful conduct, which is defined as the purposeful or willful intent to cause “bodily injury” or “personal and advertising injury”, or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your “employee”.

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph **3.** of **Section II** - **Who Is An Insured** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **6. Representations:**

Your failure to disclose all hazards or prior “occurrences” existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior “occurrences” is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit:**

Knowledge of an “occurrence”, offense, claim or “suit” by an agent, servant or “employee” of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II – Who Is An Insured** or a person who has been designated by them to receive reports of “occurrences”, offenses, claims or “suits” shall have received such notice from the agent, servant or “employee”.

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under **Section V – Definitions,** Definition **3.** is replaced by the following:

3. “Bodily Injury” means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

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P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or “property damage” resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US – WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV – Commercial General Liability Conditions,** the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us:**

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

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October 10, 2017

Hamasho, inc a california corporations
414 Crocker Avenue
Los Angeles 90013

Attn: Miguel Nelson

412 – 426 SOUTH CROCKER STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000240

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet along Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Crocker.St.412-426.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of moss, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape area. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500μm)	30

Nitrogen Content (% dry weight)

Redwood	0.4 – 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity: Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (3.35 millimhos/inch) at 77°F (25°C)

Wettability: When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:16) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous root systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 308-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used; 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

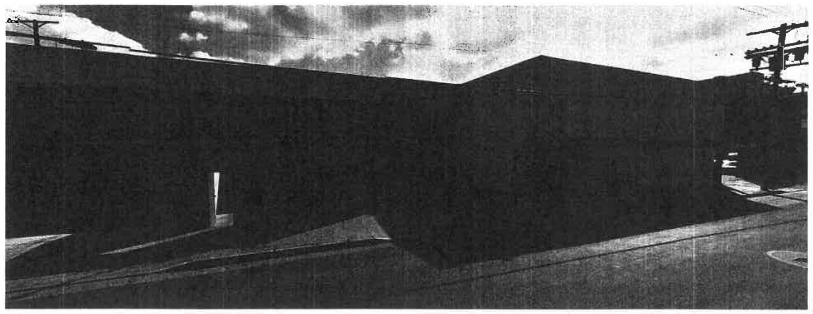
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE 11-9-17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

1/8" = 1ft

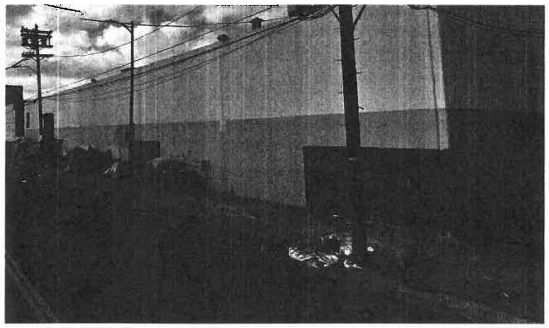
Application Ref # 2017000125 and # 2017000240
Page 1 of 2 – Planting Diagram

417 South Towne Avenue & 412 - 426 South Crocker
continuous parcels owned by same entity

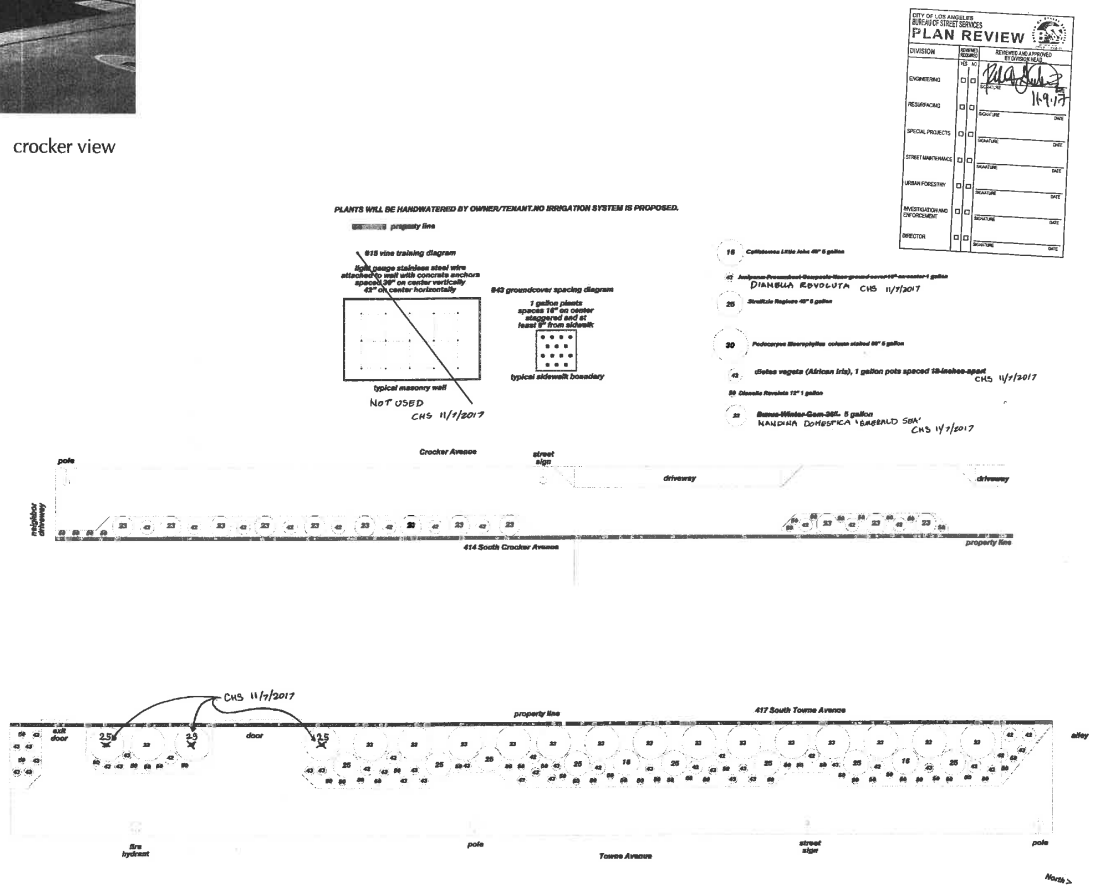
Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com



crocker view



Towne view



REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Payment for: Revocable Permit

Reference Number: 2017000240

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4855
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817A15-D76D0DE3-493F-4CC0-A641-8A76DD93B13B

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Hamasho, inc a california corporations

414 Crocker Avenue

Los Angeles, CA 90013

is the owner of real property, located at

412-426 Crocker St.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 21 in Block 9 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

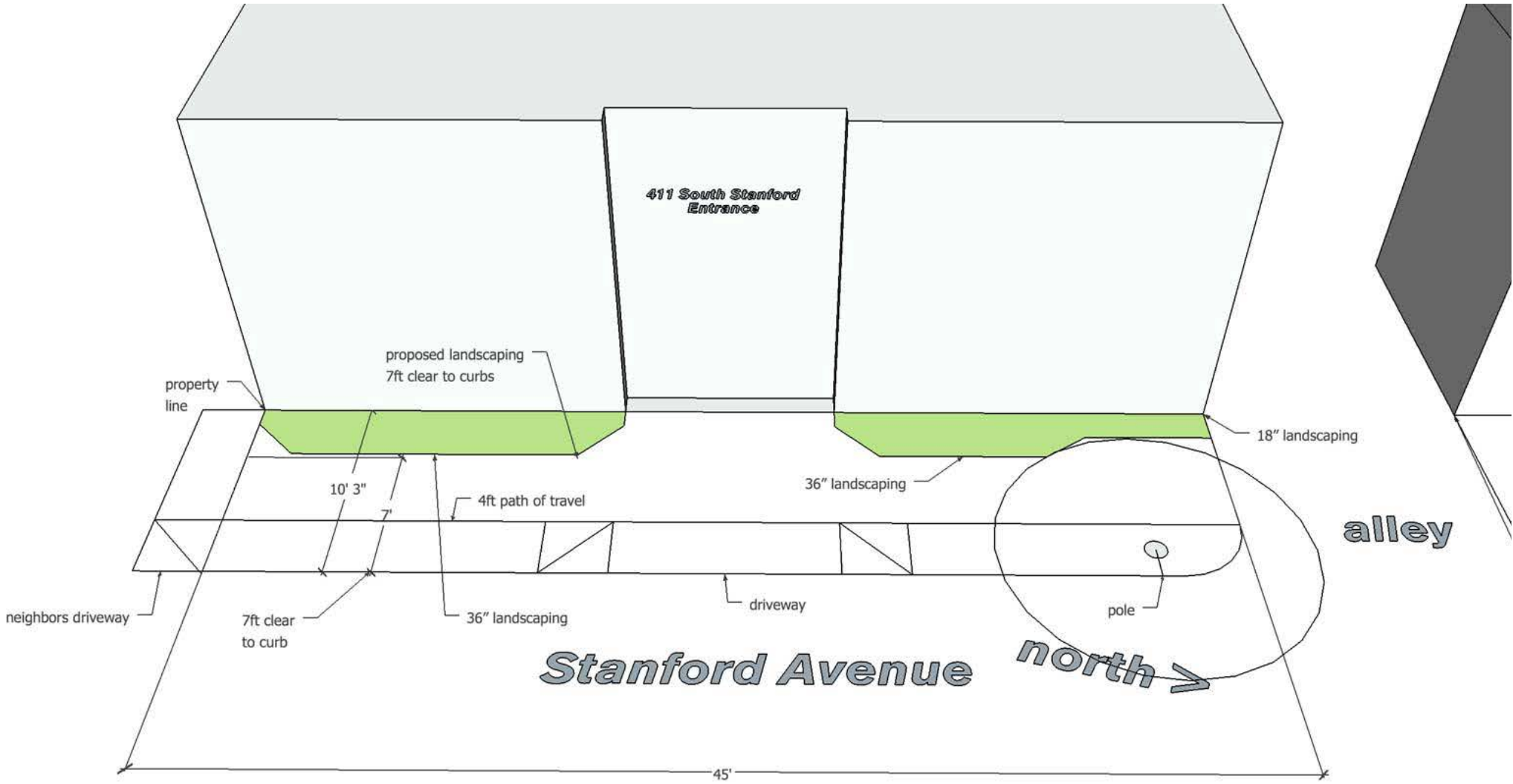
Y-Map No. 126A213-A

Drainage Map. No. 516

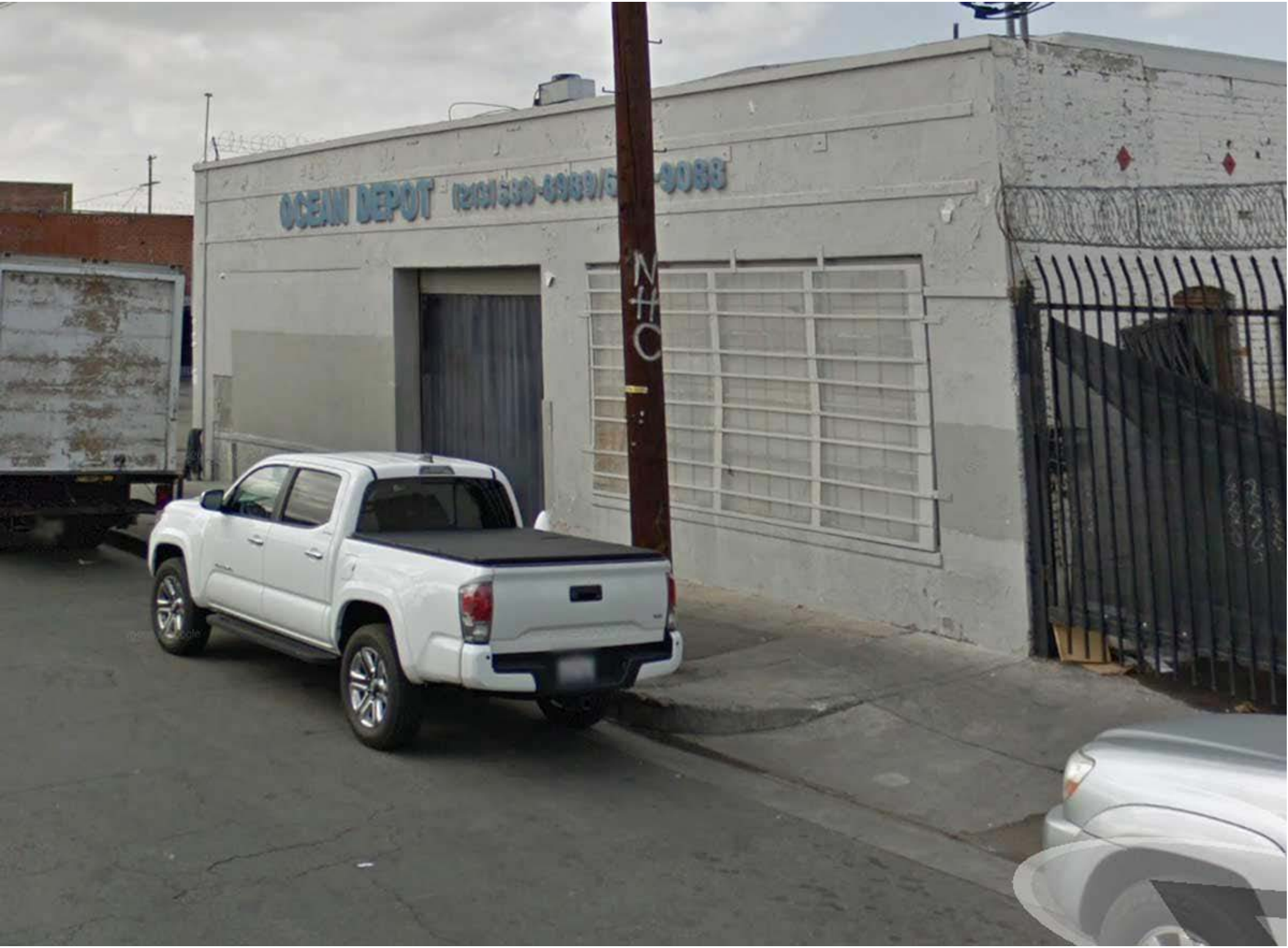
District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


411 South Stanford
Entrance
proposed landscaping
7ft clear to curbs
property
line
18" landscaping
36" landscaping
10' 3"
7'
4ft path of travel
alley
neighbors driveway
7ft clear
to curb
36" landscaping
driveway
pole
Stanford Avenue
north >
45'

OCEAN DEPOT
OCEANDEPOT
(213) 680-8989


OCEAN DEPOT

RECORDING REQUESTED BY

PROVIDENT TITLE COMPANY

AND WHEN RECORDED MAIL TO

Name / Street Address / City & State: RANKO AND KATSUYA IWAI
1560 KEMPTON AVENUE
MONTEREY PARK, CA. 91754

87-1615782

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST. 4 P.M. OCT 7 1987

MAIL TAX STATEMENTS TO

Name / Street Address / City & State: SAME AS ABOVE

SURVEY MONUMENT FEE $10. CODE 9

FEE $7 N

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NN00578
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL. PTN.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ 302.50 .
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of LOS ANGELES , and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CITY TOOL WORKS, INC.

a corporation organized under the laws of the State of CALIFORNIA hereby GRANTS to

RANKO IWAI AND KATSUYA IWAI, HUSBAND ANS WIFE AS COMMUNITY PROPERTY

the following described real property in the County of LOS ANGELES , State of California: CITY OF LOS ANGELES

LOTS 30 AND 31 IN BLOCK 10 OF THE WOLFSKILL ORCHARD TRACT, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

In Witness Whereof, said corporation has caused its corporate name ~~and seal~~ to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary thereunto duly authorized.

Dated SEPTEMBER 22, 1987

CITY TOOL WORKS, INC., A CALIFORNIA CORPORATION

By William D. Ludlow President

By William N. Ludlow Secretary

STATE OF CALIFORNIA
COUNTY OF _____ } SS.

On _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ President, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Title Order No. 1841-2 Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

State of CA
County of LA } SS.

On this the 23 day of Sept 1987, before me,

WALTER R. DOCTOR,

the undersigned Notary Public, personally appeared

WILLIAM N. LUDLOW,

☐ personally known to me
☑ proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as
SECRETARY or on behalf of the corporation therein
named, and acknowledged to me that the corporation executed it.
WITNESS my hand and official seal.

OFFICIAL SEAL
WALTER R DOCTOR
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires OCT 13, 1990

87-1615782

Walter R. Doctor
Notary's Signature

CORPORATE ACKNOWLEDGMENT FORM /120 052

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • Woodland Hills, CA 91364

CAT. NO. NN00737
TO 21945 CA (1-83)

(Corporation)

TICOR TITLE INSURANCE

87-1615782

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On October 6, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared William D. Ludlow personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the _____ Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Colleen Fisher

OFFICIAL SEAL
COLLEEN FISHER
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires FEB 20, 1988

(This area for official notarial seal)

STAPLE HERE

Address:

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape area. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (600µm)	40

Nitrogen Content (%, dry weight)

Redwood	0.4 – 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (6.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 16 cm³) (volumetric ratio of 1:16) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root-nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 308-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE / DATE 11.9.17
RESURFACING	☐	☐	SIGNATURE / DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE / DATE
STREET MAINTENANCE	☐	☐	SIGNATURE / DATE
URBAN FORESTRY	☐	☐	SIGNATURE / DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE / DATE
DIRECTOR	☐	☐	SIGNATURE / DATE

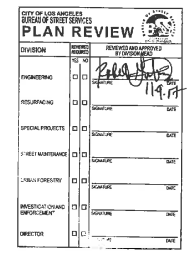
1/8" = 1ft

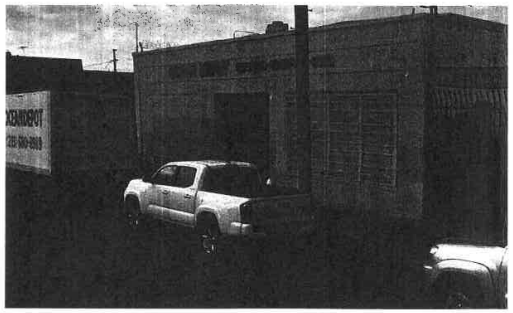
Application Ref # 2017000241

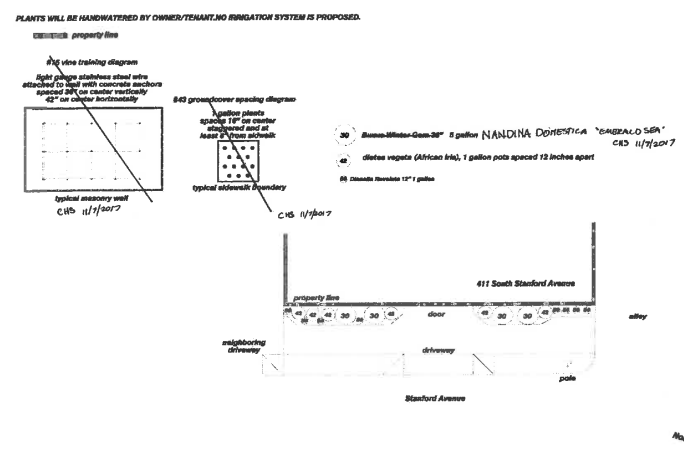
Page 1 of 2 – Planting Diagram

411 South Stanford

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com







REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Payment for: Revocable Permit

Reference Number: 2017000241

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4856
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817B39-73DA10BB-6F91-41A4-8840-346331A51F1D

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Ranko Iwai & Katsuya Iwai
411 Stanford Avenue
Los Angeles CA 90013

Attn: Miguel Nelson

411 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000241

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet along Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Stanford.Ave.411.S.rpr
Enclosure
CC: miguel@marvimon.com

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Ranko Iwai & Katsuya Iwai

411 Stanford Avenue

Los Angeles, CA 90013

is the owner of real property, located at

411 S. Stanford Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 30-31 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

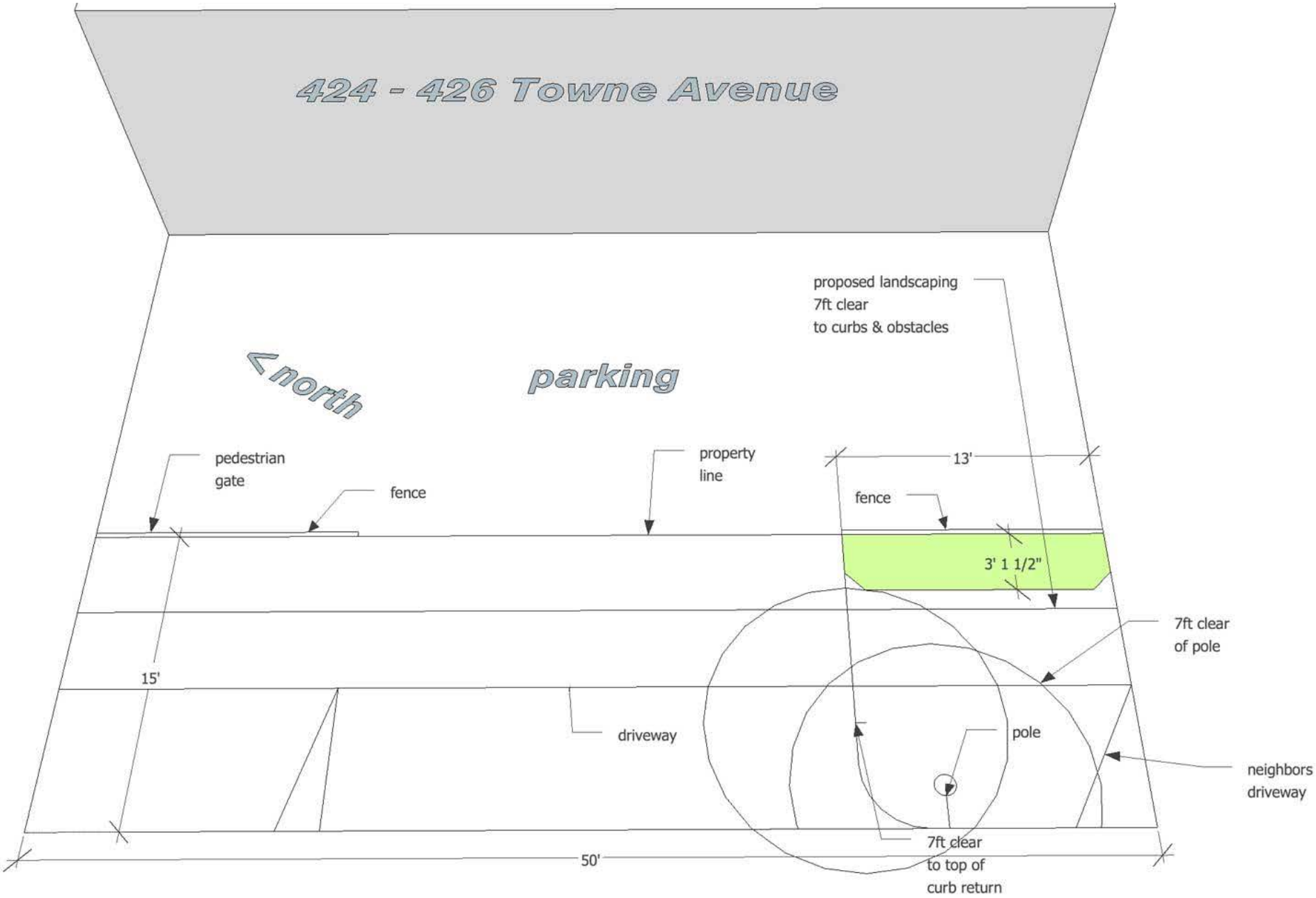
Y-Map No. 126A213-B

Drainage Map. No. 516

District Map No. 127-5A215

Plans Submitted Yes _____ No _____

Waiver Number W - _____


424 - 426 Towne Avenue
proposed landscaping
7ft clear
to curbs & obstacles
< north
parking
pedestrian
gate
fence
property
line
13'
fence
3' 1 1/2"
7ft clear
of pole
15'
driveway
pole
neighbors
driveway
7ft clear
to top of
curb return
50'

424
426
MARX
GAME

Client#: 47531 BELVE

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/13/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Tegner-Miller Insurance
License #0K07568
2001 Wilshire Blvd., #101
Santa Monica, CA 90403

CONTACT NAME:
PHONE (A/C, No, Ext): 310 828-9662 FAX (A/C, No): 310-453-7971
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Insurance Company	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Belvedere Industry, LLC
2000 S. Santa Fe Ave.
Compton, CA 90221

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	X		6805D4095811742	08/15/2017	08/15/2018	EACH OCCURRENCE	$1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$2,000,000
	POLICY PRO-JECT LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate Holder is additional insured when required by contract as respects to General Liability for the following location under the named insureds policy: 424-426 Towne Ave, Los Angeles CA 90013.

CERTIFICATE HOLDER

City of Los Angeles
700 East Temple Street
Los Angeles CA 90012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David E Nelson

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This page is part of your document - DO NOT DISCARD

20090567505

Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/20/09 AT 08:00AM

FEES:	16.00
TAXES:	341.00
OTHER:	0.00
PAID:	357.00

LEADSHEET

200904200300014

00000384022

002068028

SEQ:
17

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E.212009

T10

RECORDING REQUESTED BY:
North American Title

AND WHEN RECORDED MAIL TO:

Belvedere Industry, LLC
527 Ceres Avenue
Los Angeles, CA 90013

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 20-00390-70 **Escrow No.: 32069**

GRANT DEED

(80)

20-00390-70

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $341.00

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Maura Guita Luzell, a Widow and John W. Mutch, an Unmarried Man, GILBERT E. ONTIVEROS, AN UNMARRIED MAN.
hereby GRANT(s) to:

Belvedere Industry, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as:
Lots 15 and 16 of Block 10 of the Wolfskill Orchard Tract, in the County of Los Angeles, State of California, as per Map recorded in Book 30, Pages 9 to 13 inclusive of Maps, in the Office of the County Recorder of said County.
Also Known as: 424-426 Towne Avenue, Los Angeles, CA
AP#: 5147-010-009 & 5147-010-010

DOCUMENT SIGNED IN COUNTERPARTS

DATED July 30, 2008
STATE OF CALIFORNIA
COUNTY OF Orange
On August 5, 2008
before me, C Shore
A Notary Public in and for said State personally appeared
John W. Mutch

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Maura Guita Luzell
Maura Guita Luzell By John W. Mutch Attorney in Fact BY JOHN W. MUTCH HER ATTORNEY IN-FACT

John W. Mutch

GILBERT E. ONTIVEROS

C. SHORE
COMM. #1745355
Notary Public - California
Orange County
My Comm. Expires May 15, 2011
NRO1

Signature C Shore (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

SIGNED IN COUNTERPART

17G

RECORDING REQUESTED BY:
North American Title

AND WHEN RECORDED MAIL TO:

Belvedere Industry, LLC
527 Ceres Avenue
Los Angeles, CA 90013

3

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 20-00390-70 **Escrow No.: 32069**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX i
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gilbert E. Ontiveros, an Unmarried Man, MAURA GUITA LUZELL, A WIDOW, JOHN W. MUTCH, AN UNMARRIED MAN
hereby GRANT(s) to:

Belvedere Industry, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as:
Lots 15 and 16 of Block 10 of the Wolfskill Orchard Tract, in the County of Los Angeles, State of California, as per Map recorded in Book 30, Pages 9 to 13 inclusive of Maps, in the Office of the County Recorder of said County.

Also Known as: 424-426 Towne Avenue, Los Angeles, CA
AP#: 5147-010-009 & 5147-010-010

DATED February 20, 2009
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On March 30, 2009
before me, Gary R. Leemon,
A Notary Public in and for said State personally appeared
Gilbert E. Ontiveros

Gilbert E. Ontiveros

DOCUMENT SIGNED IN COUNTERPARTS

MAURA GUITA LUZELL

JOHN W MUTCH

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

MGC1 GARY R. LEEMON COMM. #1738067 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY COMM. EXPIRES MAY 8, 2011 MGC1

Signature Gary R. Leemon (Seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

Payment for: Revocable Permit

Reference Number: 2017000242

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4857
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817A15-F0F33316-58F5-404E-95DB-971321915638

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

August 10, 2017

Belevedere Industry LLC
527 Ceres Ave
Los Angeles, CA 90013

Attn: Miguel Nelson

424 – 426 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000242

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet two (2) inches into the public right-of-way Along Towne Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Shahin Behdin, P.E.
District Engineer
Central District

SB/WT/SD/JB:jb
Towne.Ave.424-426.S.rpr
Enclosure
CC: miguel@marvimon.com

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

City of Los Angeles – Bureau of Engineering

Submittal of:	**Review and approval of proposed landscape behind the sidewalk.**		
R-Permit Ref No:	2017000242	Thomas Guide:	
Project Location:	424-426 Towne Ave		
Applicant:	Miguel Nelson		
Contact:	miguel@marvimon.com	Phone:	310.922.6609
Address:	5419 hollywood blvd #c201	Fax:	
	Los Angeles, CA 90027		

TO:		Date submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date received:	
Name:	Shay Doong	Phone:	213-482-7062
Bureau:	Bureau of Engineering – Central District	Fax:	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name and Date Signed	**Recommendation** (Check One)		
	A	**B**	**C**

Comments: _____

_____

_____

Recommendation: A – Approved
B – Approved with Conditions (see Comments)
C – Not Approved (see Comments)

Address:

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 90 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and to the ...

[illegible]

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

[illegible]

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant ...

[illegible]

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

[illegible]

planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE [signature] DATE 11-9-17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

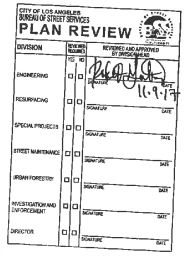
1/8" = 1ft

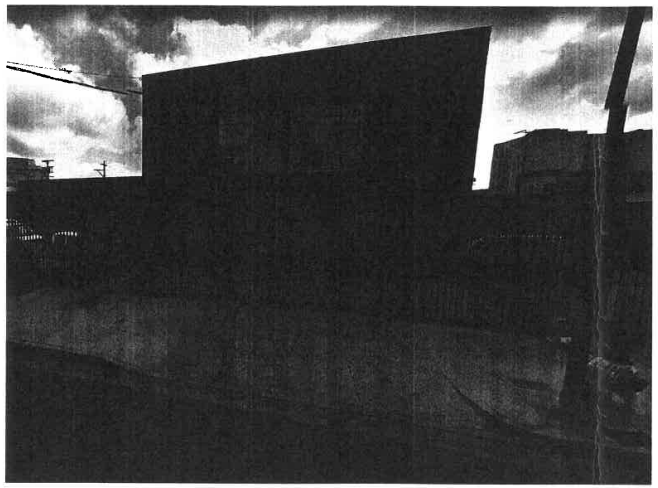
Application Ref # 2017000242

Page 1 of 2 – Planting Diagram

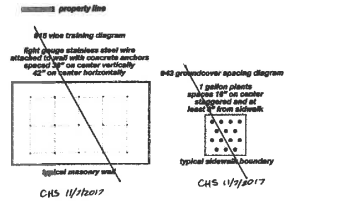
424 - 426 South Towne Avenue

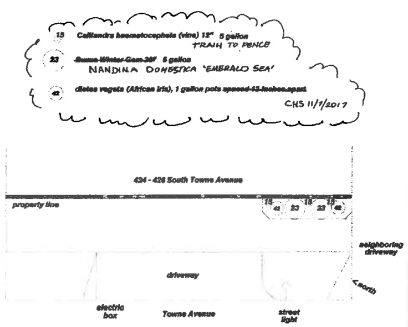
Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com





PLANTS WILL BE HANDWATERED BY OWNER/TENANT.NO IRRIGATION SYSTEM IS PROPOSED.





REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Belvedere Industry LLC

527 Ceres Avenue

Los Angeles, CA 90013

is the owner of real property, located at

424-426 S. Towne Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 15-16 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

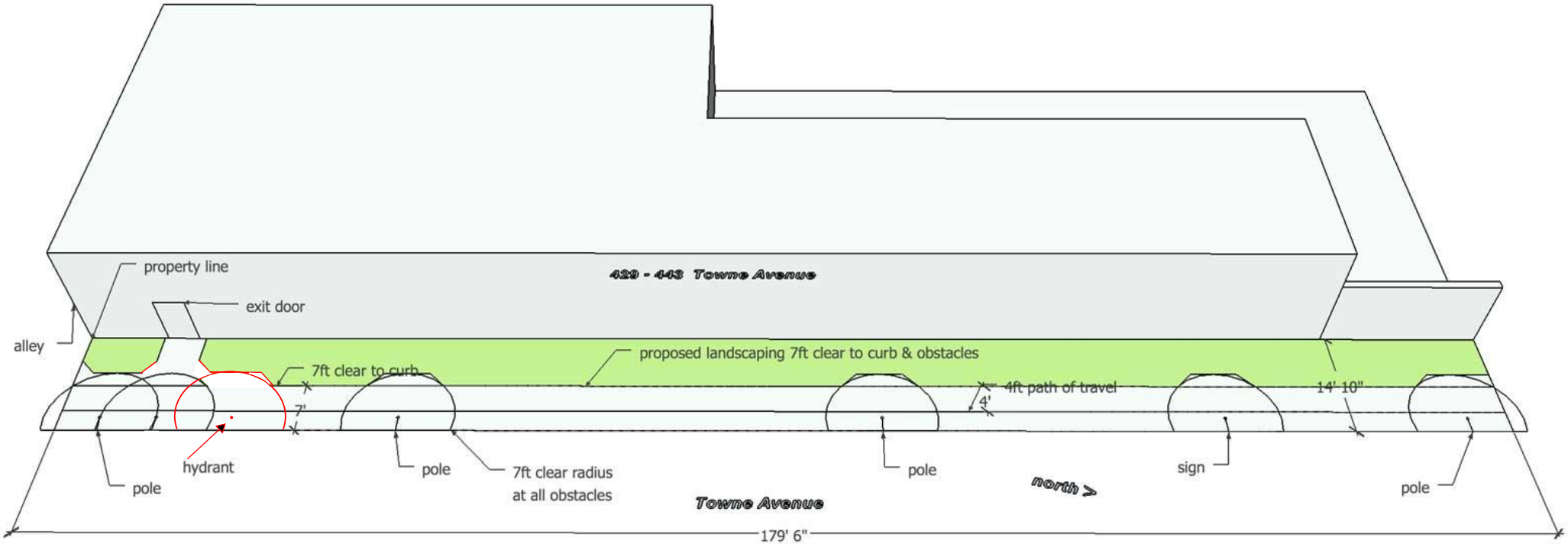
Y-Map No. 126A213-A

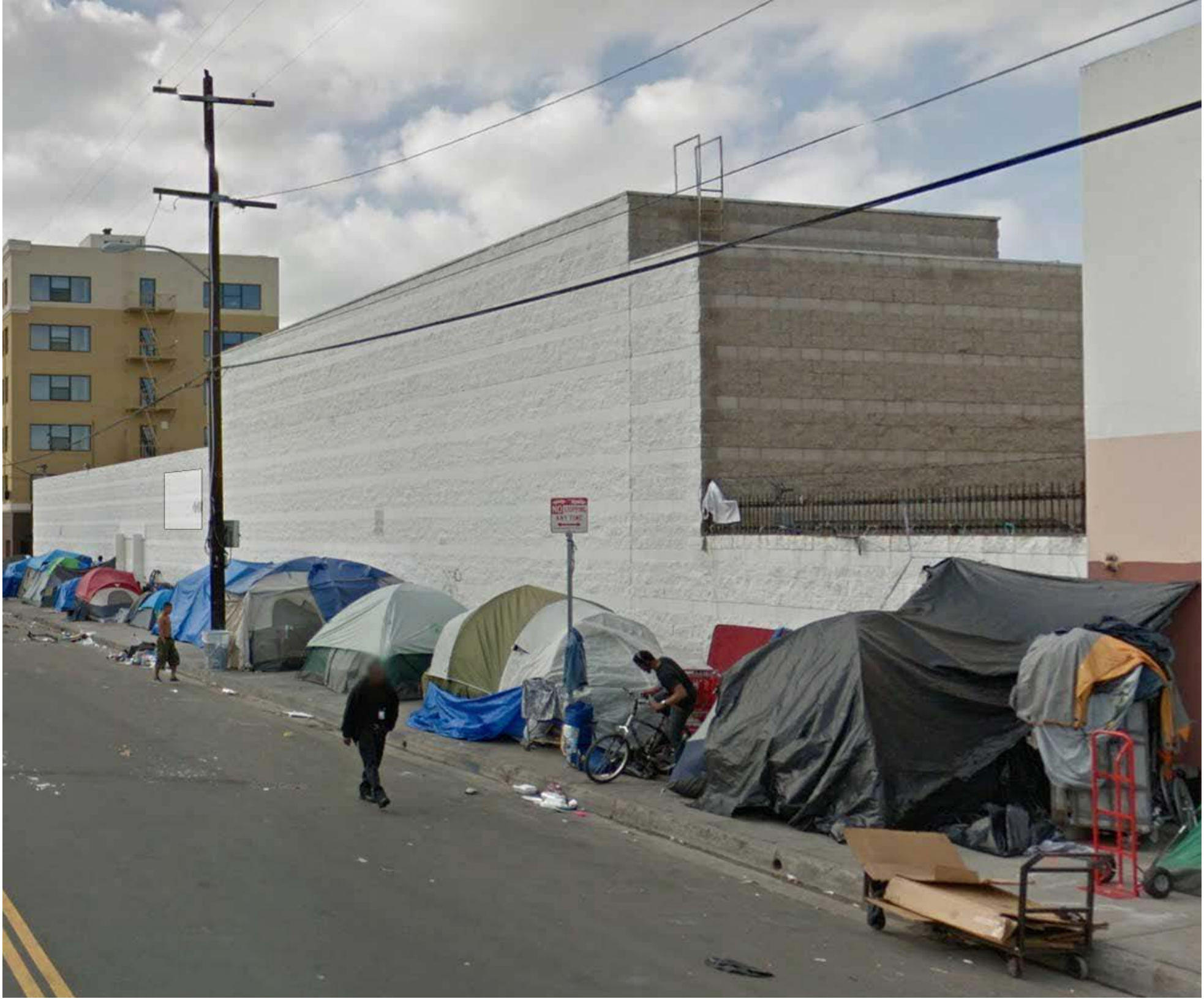
Drainage Map. No. 516

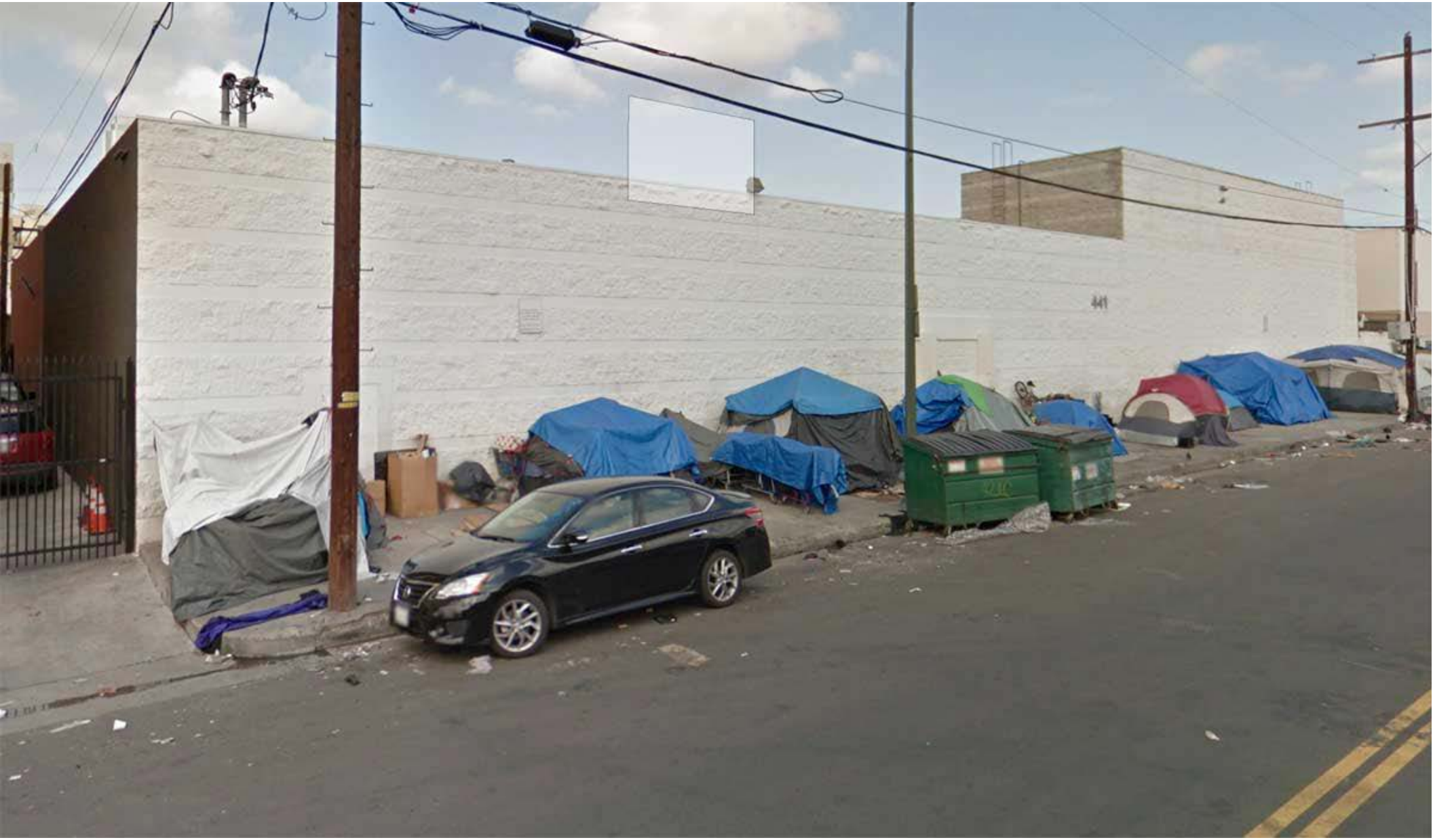
District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


property line
429 - 443 Towne Avenue
exit door
alley
proposed landscaping 7ft clear to curb & obstacles
7ft clear to curb
7'
4ft path of travel
4'
14' 10"
hydrant
pole
pole
7ft clear radius
at all obstacles
pole
sign
pole
north >
Towne Avenue
179' 6"




441

99 2164044

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

NOV 22 1999 AT 8 A M

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

DEED

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
	3							

EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

5147-007-006

Number of Parcels Shown

006

Revision Number

OLD REPUBLIC TITLE CO.

RECORDING REQUESTED BY
Old Republic Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Mutual Trading Co
431 Crocker St
Los Angeles, CA 90013

Title Order No **849421-44**
Escrow No

99 2164044

FEE $10 U
2

SURVEY, MONUMENT FEE $10, CODE 95

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is **$0 00** CITY TAX is **$0 00** (44)
☐ computed on the full value of the property conveyed or
☐ computed on full value less value of liens or encumbrances remaining at the time of sale
☐ Realty not sold
☐ Unincorporated area ☒ City of **Los Angeles**, and

"This conveyance confirms title to the grantee who continues to hold the same interest acquired on 10-12-72 Instr No 614 wherein $58 30 DTT was paid, R & T 11911 " (44)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mutual Trading Co , Inc , a California Corporation, as to parcels 1 and 2 and Mutual Trading Co , a Corporation, as to parcel 3

hereby GRANT(S) to

Mutual Trading Co , Inc , a California Corporation

the following described real property in the city of **Los Angeles**, County of **Los Angeles**, State of California

As shown in Exhibit "A" attached hereto and made a part hereof

A P N **5147-009-006/007/009/010/011/028**

5147-009-006-007-009-010-011-028

Dated

"THE GRANTOR AND THE GRANTEE IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY R&T 11922 (d)"

MUTUAL TRADING CO , INC ,
a California corporation

BY Noritasini Kanin
NORITASINI KANIN

BY

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS
On Nov 10, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared Noritasini Kanin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal
Tetsujiro Nakamura
NOTARY SIGNATURE
Tetsujiro Nakamura
NOTARY S NAME (typed or legibly printed)

Notary Stamp or Seal
TETSUJIRO NAKAMURA
Commission # 1227198
Notary Public - California
Los Angeles County
My Comm Expires Jul 20, 2003

Mail Tax Statements as Directed Above
Form provided by OLD REPUBLIC TITLE COMPANY

DOD 101

ORDER NO 849421-44

EXHIBIT "A"

PARCEL 1

LOTS 12, 13 AND 14 IN BLOCK 9 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2

LOTS 36 TO 42 INCLUSIVE, IN BLOCK 9 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 3

LOTS 9, 10 AND 11 IN BLOCK 9 OF THE WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE(S) 9 TO 13 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

99 2164044

Payment for: Revocable Permit

Reference Number: 2017000243

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4858
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817B39-0D025120-29AA-4DC9-B9F7-09ED3F615ACC

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Mutual Trading Co.
431 Crocker Street
Los Angeles CA 90013

Attn: Miguel Nelson

429 - 443 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000243

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to seven (7) feet ten (10) inches along Towne Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and

restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Towne.Ave.429-443.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 30 (600µm)	30

Nitrogen Content (%, dry weight)

Redwood	0.4 – 0.8%
Fir	0.54 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity: 2.53 millisiemens per centimeter (6.35 millimhos/inch) at 77°F (25°C)

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm^3 of tap water is applied to 15 cm^3) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous root systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE — DATE 11-9-17
RESURFACING	☐	☐	SIGNATURE — DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE — DATE
STREET MAINTENANCE	☐	☐	SIGNATURE — DATE
URBAN FORESTRY	☐	☐	SIGNATURE — DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE — DATE
DIRECTOR	☐	☐	SIGNATURE — DATE

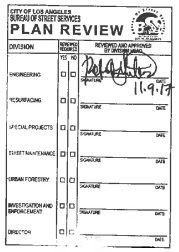
1/8" = 1ft

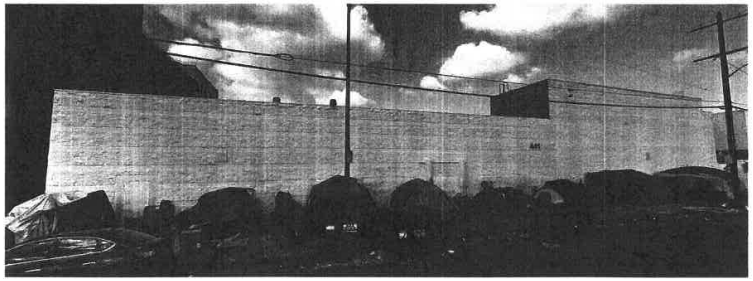
Application Ref # 2017000243

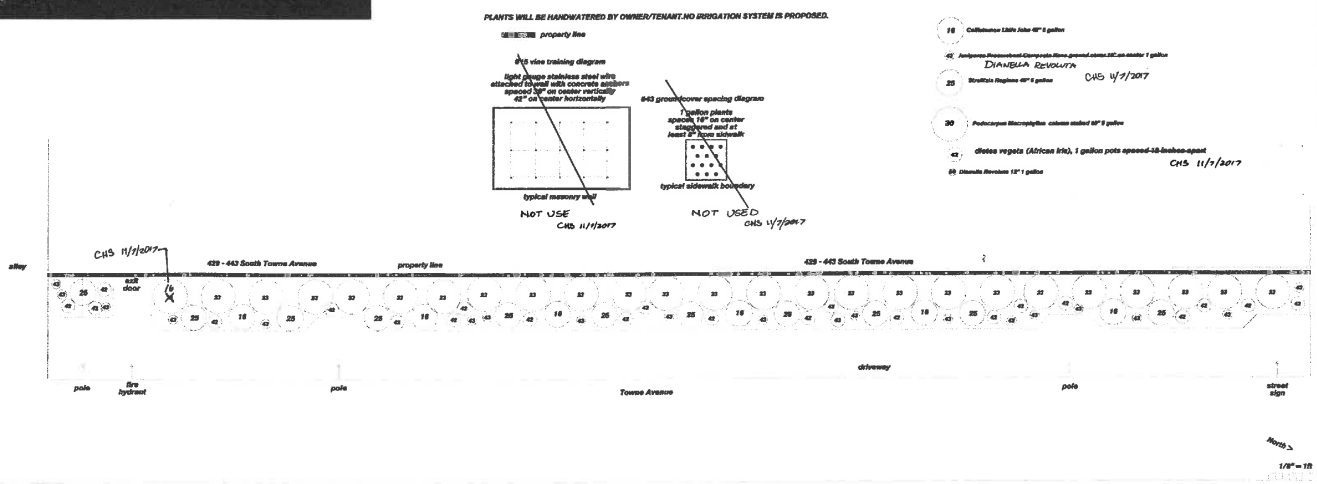
Page 1 of 2 – Planting Diagram

429 - 443 South Towne Ave

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com







REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Mutual Trading Co.
431 Crocker Street
Los Angeles, CA 90013
is the owner of real property, located at
429-443 S. Towne Avenue
in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 9-14, 36-42 in Block 9 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records
which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

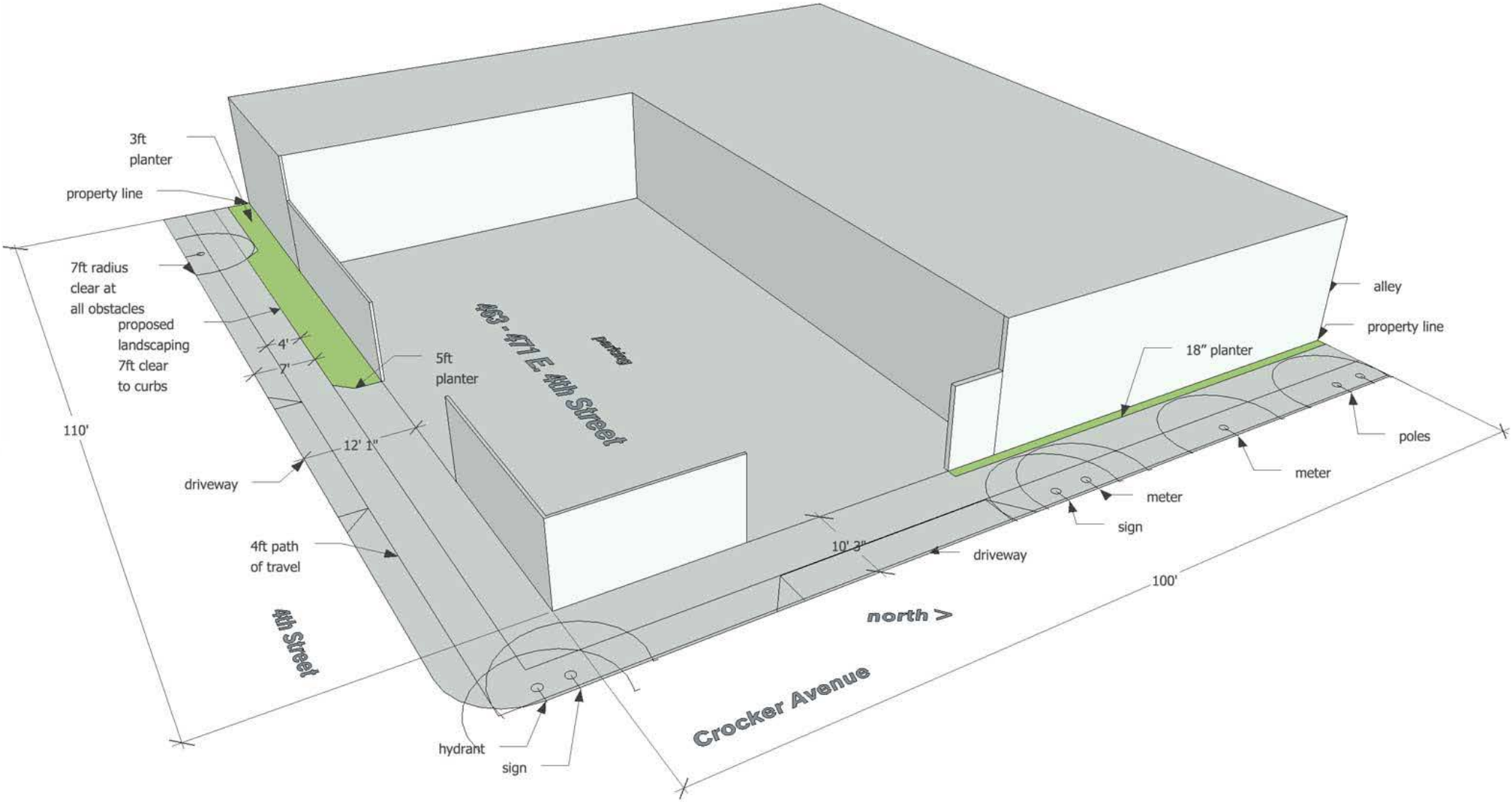
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____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planter
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12' 1"
driveway
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of travel
4th Street
hydrant
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463 - 471 E. 4th Street
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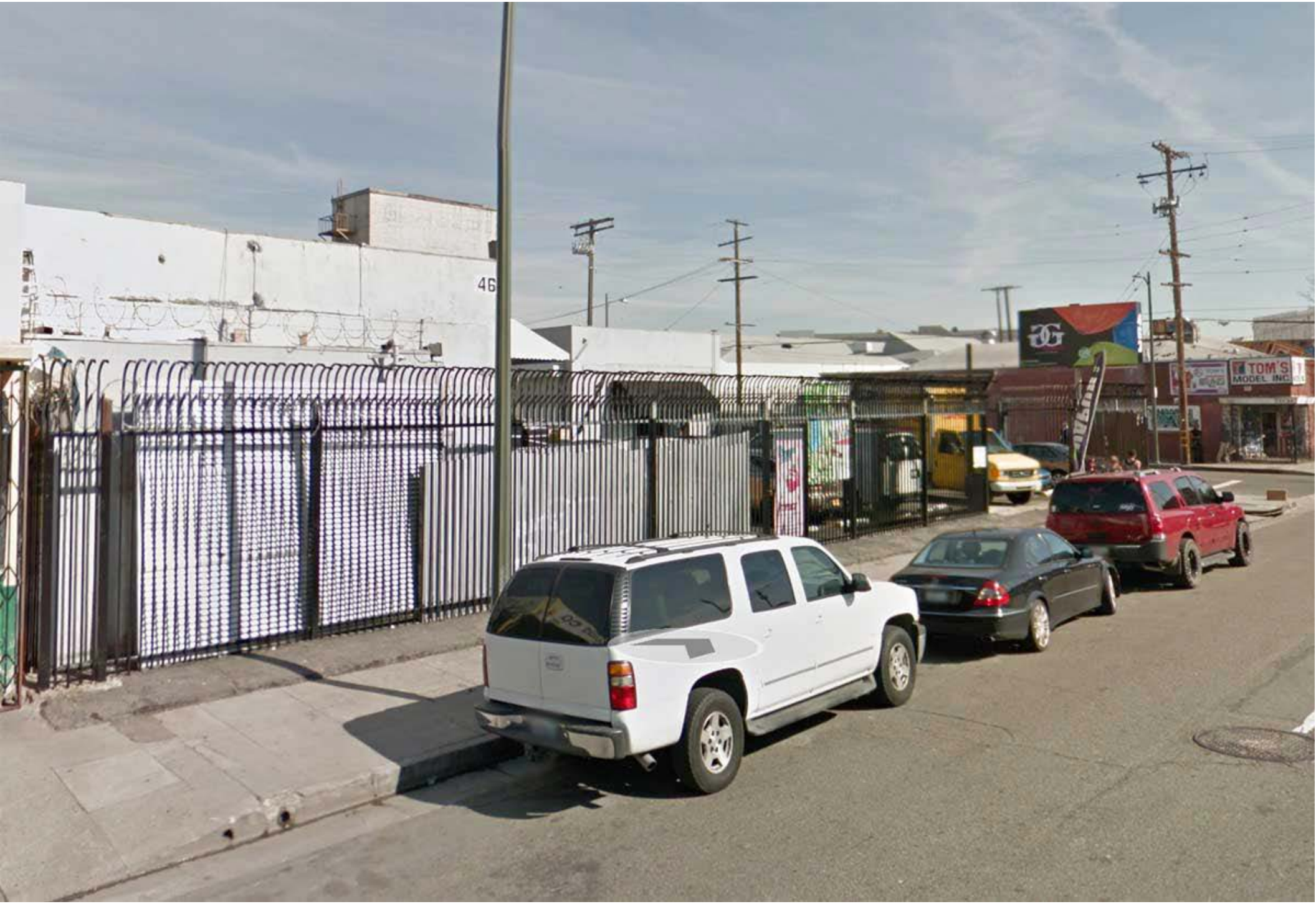
driveway
100'
north >
Crocker Avenue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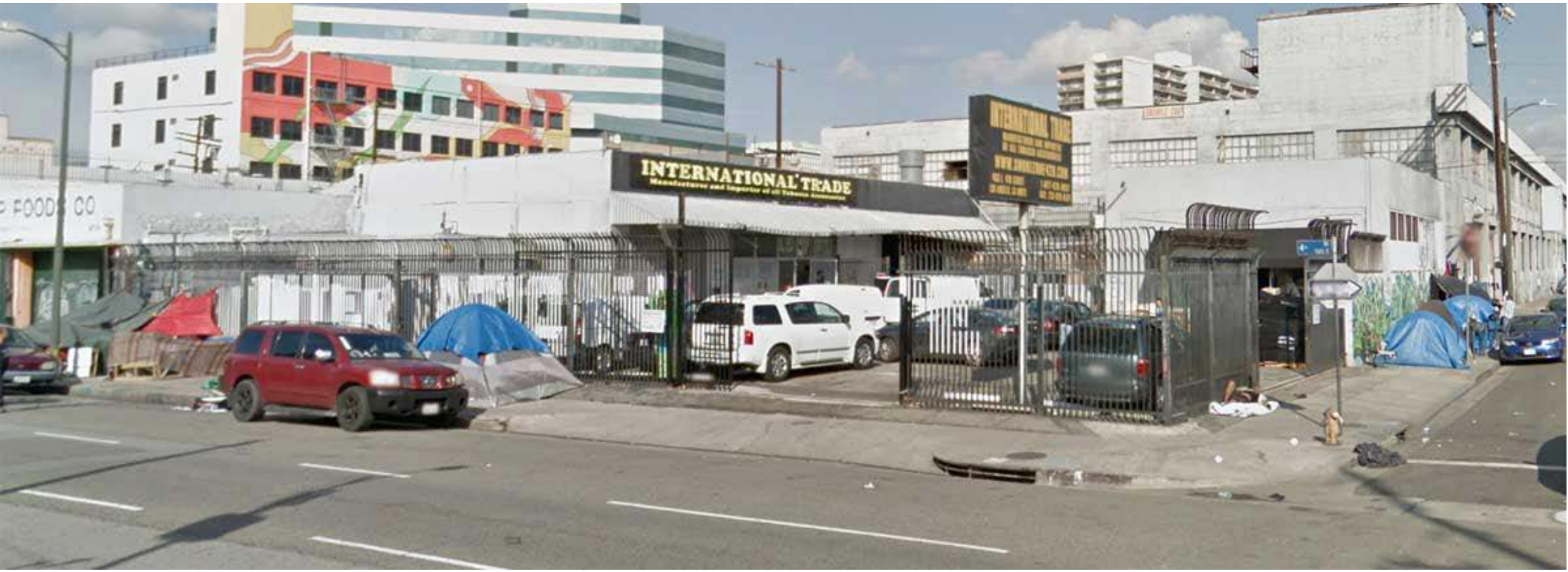
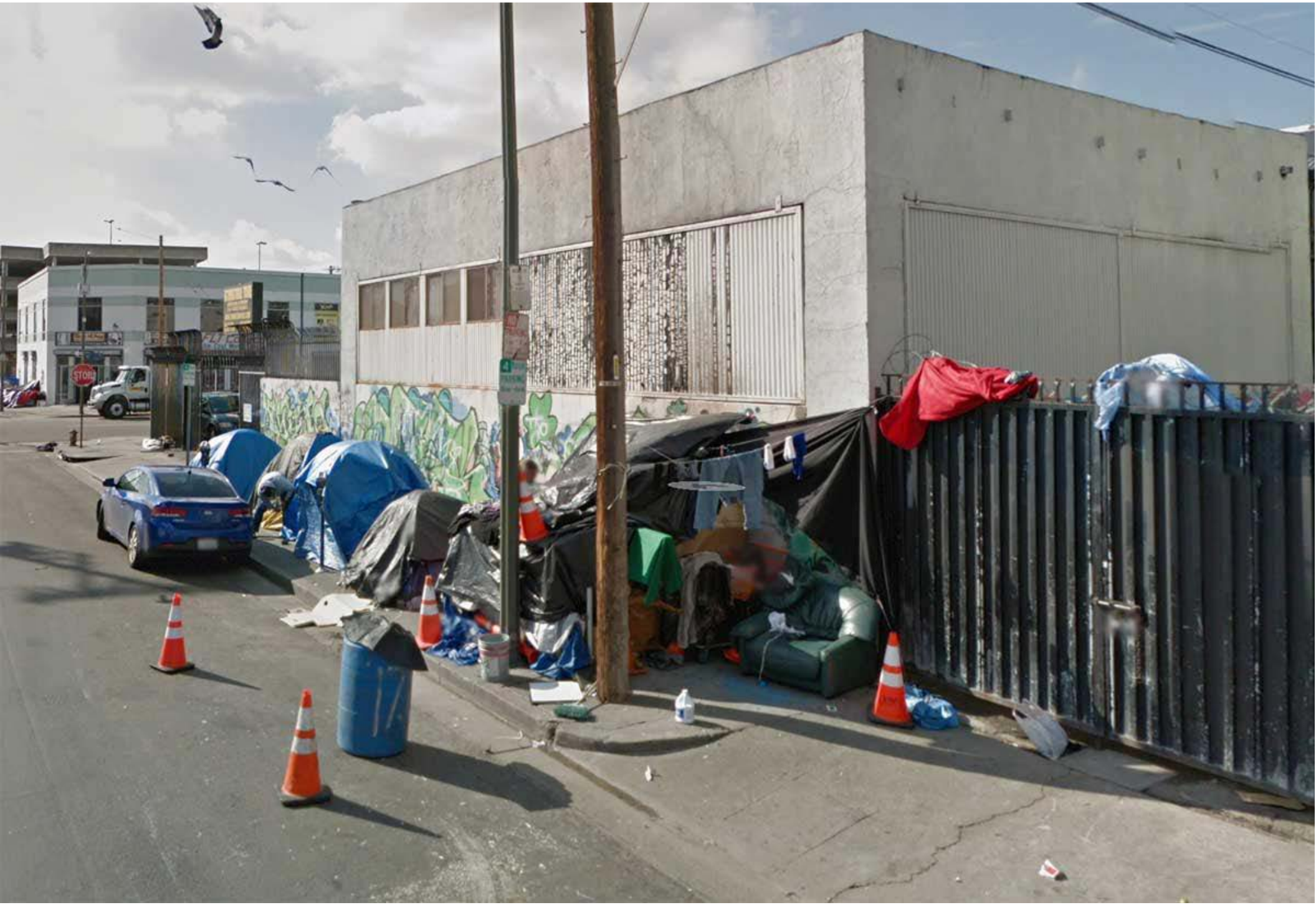
MODEL INC


INTERNATIONAL TRADE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20180167921

Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/20/18 AT 04:33PM

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	109.00

LEADSHEET

201802203320043

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SEQ:
01

DAR - Courier (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E641869

Recording Requested By:
MyLegalDEPOT.COM

When Recorded Mail Document
and Tax Statements to:

Imperial Assets, LLC
3592 Rosemead Blvd #160
Rosemead, CA 91770

02/20/2018
20180167921

2

GRANT DEED

Assessor's Parcel Number(s): 5147-004-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) the documentary transfer tax is: County **$0.00** City **$0.00**

- ☐ Computed on the full value of the property conveyed; OR IS
- ☐ Computed on the full value less value of liens or encumbrances remaining at the time of sale
- ☐ Unincorporated Area City of: **Los Angeles**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Loan Lisa Tran, as Trustee under the Loan Lisa Tran Family Trust dated September 21, 2006, as to an undivided 1/3 interest; Julie Tran, a single woman, as to an undivided 1/3 interest and Kiet Tran and Jennette Huang, as Trustees of the Tran and Huang Family Trust dated October 1, 2012, as to an undivided 1/3 interest, all as tenants in common

HEREBY GRANT(S) TO:

Imperial Assets, LLC, a California Limited Liability Company

the following property located in the City of Los Angeles, County of Los Angeles, State of California, and more particularly described as follows:

Lots 1, 2, 3 and 4 in Block 6 of Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 30, Page 9 et seq., of Miscellaneous Records, in the office of the County Recorder of said County.

Property Commonly Known As: **463 E. 4th St., Los Angeles, CA 90013**

D.T.T. Exemption: The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

Dated: 2/13/2018

Tran and Huang Family Trust

BY: _____
Kiet Tran, as Trustee

Tran and Huang Family Trust

BY: _____
Jennette Huang, as Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) S.S.

On 2/13/2018 Before me, Joe Lim, a Notary Public, personally appeared Kiet Tran and Jennette Huang who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

JOE LIM
Notary Public - California
Los Angeles County
Commission # 2165048
My Comm. Expires Oct 16, 2020

MAIL TAX STATEMENT TO SAME AS ABOVE [SEAL] LD3399

ADDITIONAL SIGNATURE PAGE
(ATTACHED TO GRANT DEED – APN: 5147-004-001)

Loan Lisa Tran Family Trust

BY: _____
Loan Lisa Tran, as Trustee

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) S.S.

On 2/14/18 Before me, Joe Lim, a Notary Public, personally appeared Loan Lisa Tran who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

JOE LIM
Notary Public - California
Los Angeles County
Commission # 2165048
My Comm. Expires Oct 16, 2020

_____

_____
Julie Tran, in her individual capacity

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) S.S.

On 2/13/18 Before me, Joe Lim, a Notary Public, personally appeared Julie Tran who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

JOE LIM
Notary Public - California
Los Angeles County
Commission # 2165048
My Comm. Expires Oct 16, 2020

_____

Payment for: Revocable Permit

Reference Number: 2017000244

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4859
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817B39-1F3C597D-BA56-43CA-B3DE-A1F5F7D22974

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CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Kiet Tran, Jennette Huang and Loan Lisa Tran
1829 S. 2nd Ave
Arcadia 91006

Attn: Miguel Nelson

463 – 471 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000244

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along 4th St. and up to eighteen (18) inches along Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and

restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th.St.463-471.E.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements.

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	30

Nitrogen Content (% dry weight)

Redwood	0.4 – 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity: 3.50 millisiemens per centimeter (8.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 16 cm³) (volumetric ratio of 1:16) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root-nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control systems, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the soil ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

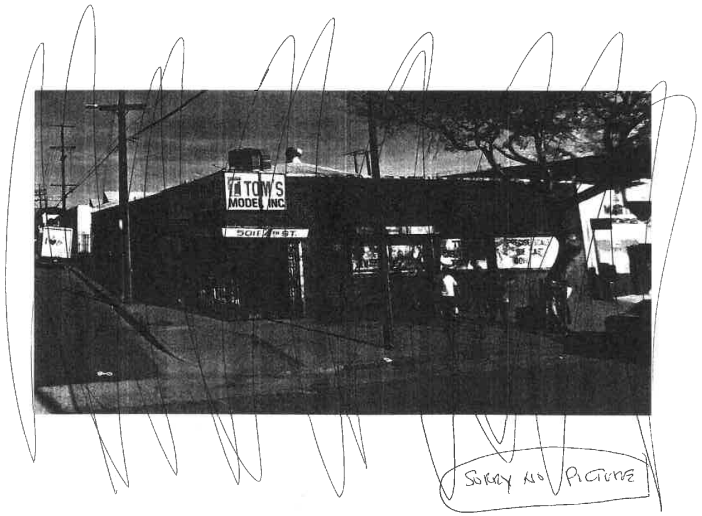
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE [signature] DATE 11.9.17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

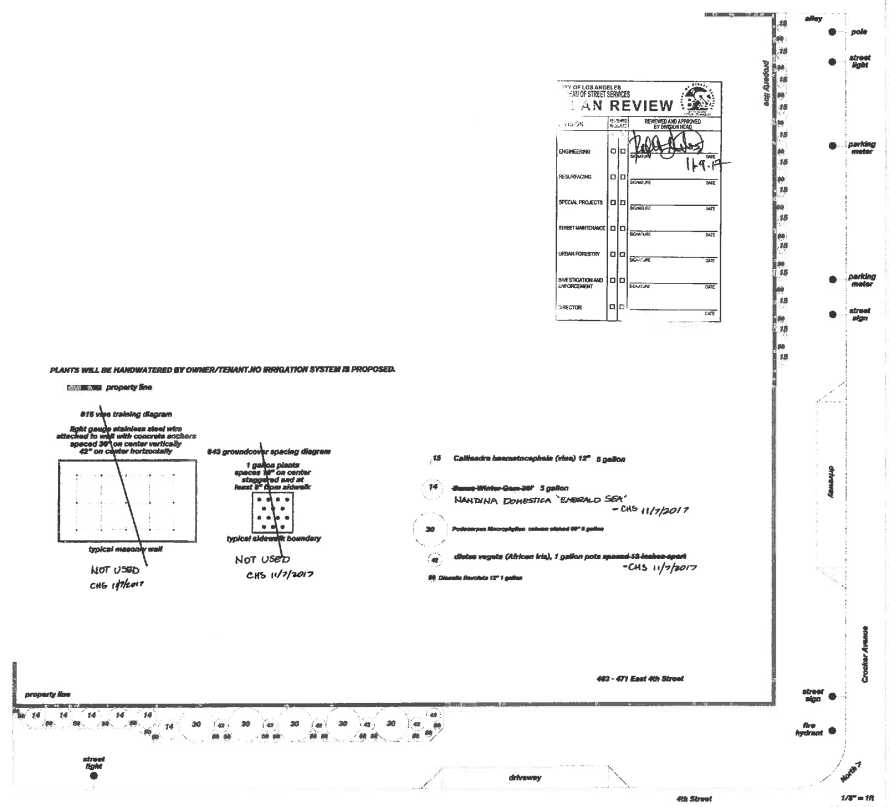
1/8" = 1ft

Application Ref # 2017000125 and # 2017000244
Page 1 of 2 – Planting Diagram

463 - 471 East 4th Street

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com





REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Imperial Assets, LLC

3592 Rosemead Blvd., #160

Rosemead, CA 91770

is the owner of real property, located at

463-471 E. 4th St.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 1-4 in Block 6 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

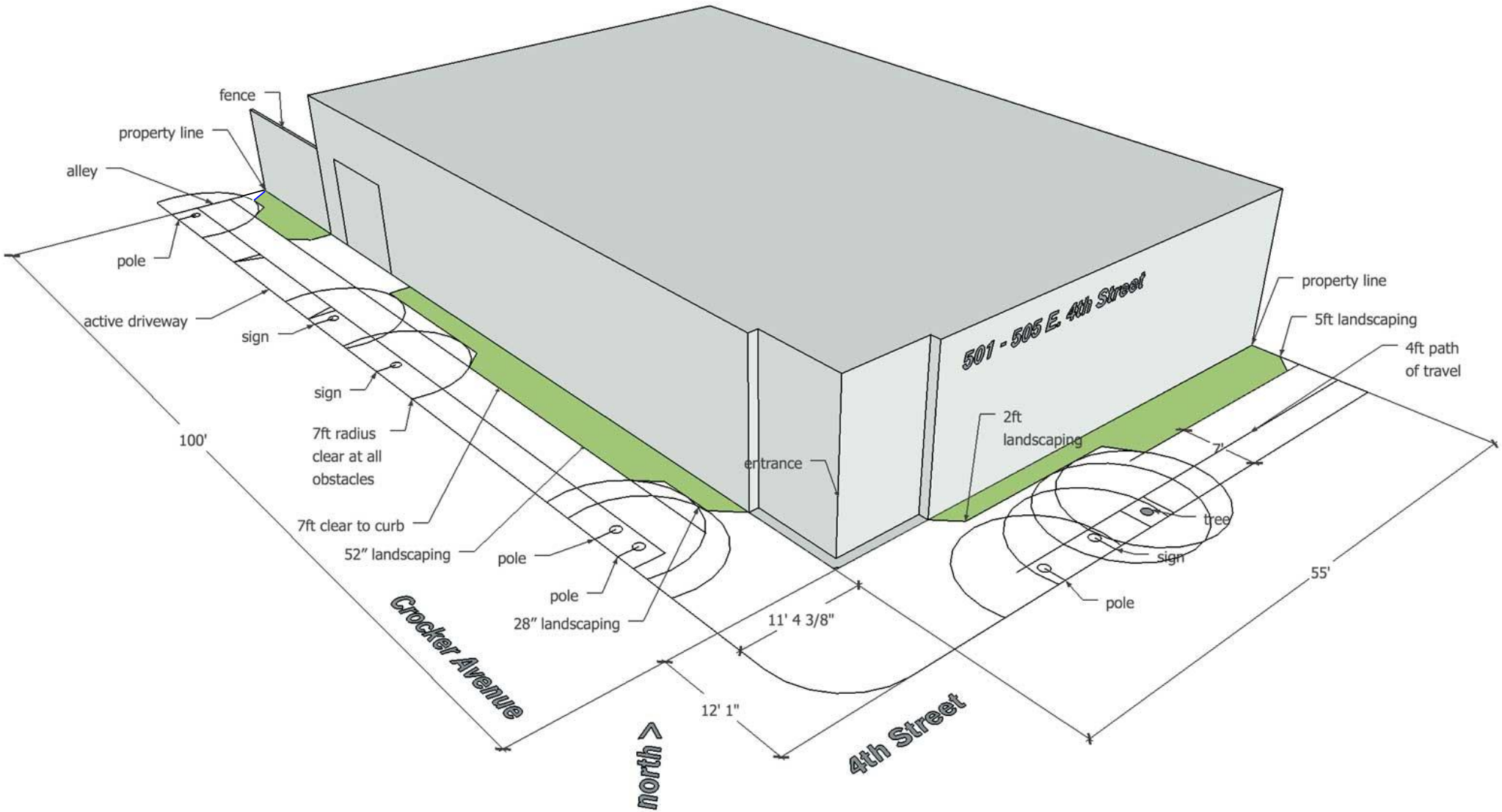
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


fence
property line
alley
pole
active driveway
sign
sign
7ft radius
clear at all
obstacles
100'
7ft clear to curb
52" landscaping
pole
pole
28" landscaping
Crocker Avenue
north
12' 1"
11' 4 3/8"
entrance
501 - 505 E. 4th Street
2ft
landscaping
property line
5ft landscaping
4ft path
of travel
7'
tree
sign
pole
55'
4th Street

This page is part of your document - DO NOT DISCARD

20101106992

Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

08/10/10 AT 08:00AM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00

LEADSHEET

201008100240007

00002786630

002824009

SEQ:
18

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E484443

t55

When Recorded Mail To:

Michael P. Burke
28 Hammond Suite -F
Irvine, CA 92618

Mail Tax Statements To:

Michael P. Burke
28 Hammond Suite -F
Irvine, CA 92618

08/10/2010
20101106992

(space above for recorder's use only)

QUITCLAIM DEED

The undersigned Grantor(s) Declare(s)
DOCUMENTARY TRANSFER TAX is $ None &
THE GRANTORS AND THE GRANTEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARITES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY. R & T 11923(D) AND 62(a)(2)
X Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Michael P. Burke, Trustee of the Michael P. Burke and Kathleen M. Burke Trust No. 1 Dated 10/16/85, as to an undivided one-sixth (1/6) interest & Daniel C. Burke, Trustee of the Daniel C. Burke and Michelle A. Burke Trust NO. 1 Dated 10/16/85, as to an undivided one-sixth (1/6) interest

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to
M & D Burke Properties L.P., a California Limited Partnership as to an undivided one-third (1/3) interest

the following described real property in the County of **LOS ANGELES**, State of California :
PARCEL 1: Lots 7 & 8 in Block 5 of Wolfskill Orchard Tract, as per map recorded in Book 30 Page 9, Miscellaneous Records, in the office of the county Recorder of said county.

Commonly known as: 501 E. 4th Street, Los Angeles, CA (APN: 5147-003-032)

Subject to: All Covenants, Conditions, Restrictions, Reservations, Exceptions, Limitations, Uses, Rights, Rights of Way, Easements, and other matters of record.

Dated: 3-18-2009

Michael P. Burke, Trustee of the Michael P. Burke and Kathleen M. Burke Trust No. 1 dated 10-16-85

Michael P. Burke, Trustee

Daniel C. Burke, Trustee of the Daniel C. Burke and Michelle A. Burke Trust No. 1 dated 10-16-85

Daniel C. Burke, Trustee

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

On March 18, 2009 before me, Stephanie B. Wagner, a notary public, personally appeared MICHAEL P. BURKE and DANIEL C. BURKE, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons, acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WHEREAS my hand and official seal.

Stephanie B. Wagner
Notary Signature

STEPHANIE B. WAGNER
COMM. # 1774204
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES NOV. 17, 2011

FOR NOTARY SEAL

TOM'S
MODEL INC.
60 E. 4TH ST.
OPEN
TOP
QUALITY
TOYS

Payment for: Revocable Permit

Reference Number: 2017000245

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4860
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817A15-A5AB3EC2-524B-4CAB-A741-88F33EE974C3

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

M & D Burke Properties L.P., California corp.
28 Hammond suite F
Irvine, CA 92618

Attn: Miguel Nelson

501 - 505 EAST 4TH STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000245

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along 4th St. and up to four (4) feet four (4) inches along Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and

restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
4th.St.501-505.E.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil

evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	30

<u>Nitrogen Content (% dry weight)</u>

Redwood	0.4 - 0.6%
Fir	0.56 – 0.84%
Cedar	0.56 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 - 1.2%

Salinity Maximum saturation extract conductivity: 2.50 milliSiemens per centimeter (6.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp of release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous root systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 308-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work, included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

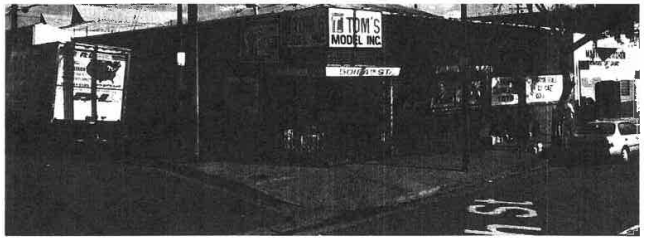
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE DATE 11.9.17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

1/8" = 1ft

Application Ref # 2017000245
Page 1 of 2 – Planting Diagram

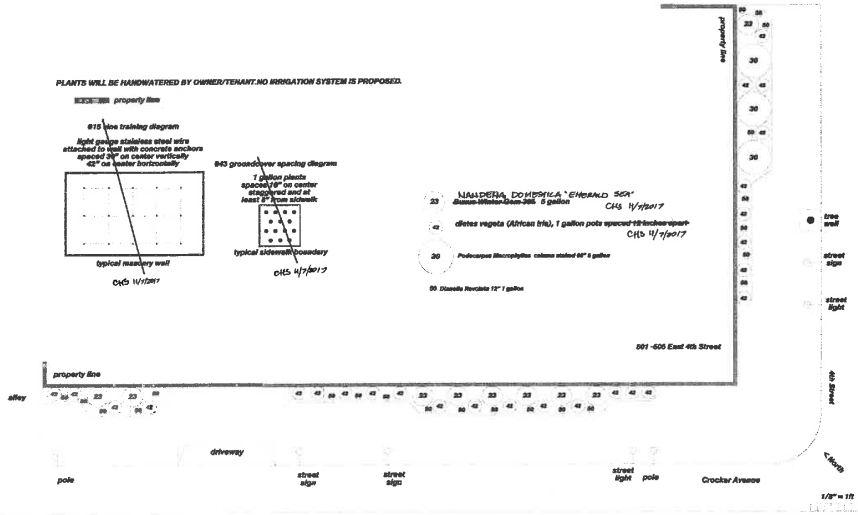
501 - 505 East 4th Street

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com



CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEW REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION CHIEF
ENGINEERING	☐	☐	SIGNATURE 11-9-17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE



REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, M & D Burke Properties L.P., california corp.
28 hammond suite F
Irvine, CA. 92618
is the owner of real property, located at
501-505 East 4th Street
in the City of Los Angeles, County of Los Angeles, State of California, described as
Lots 7 & 8 in Block 5 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records
which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements
New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

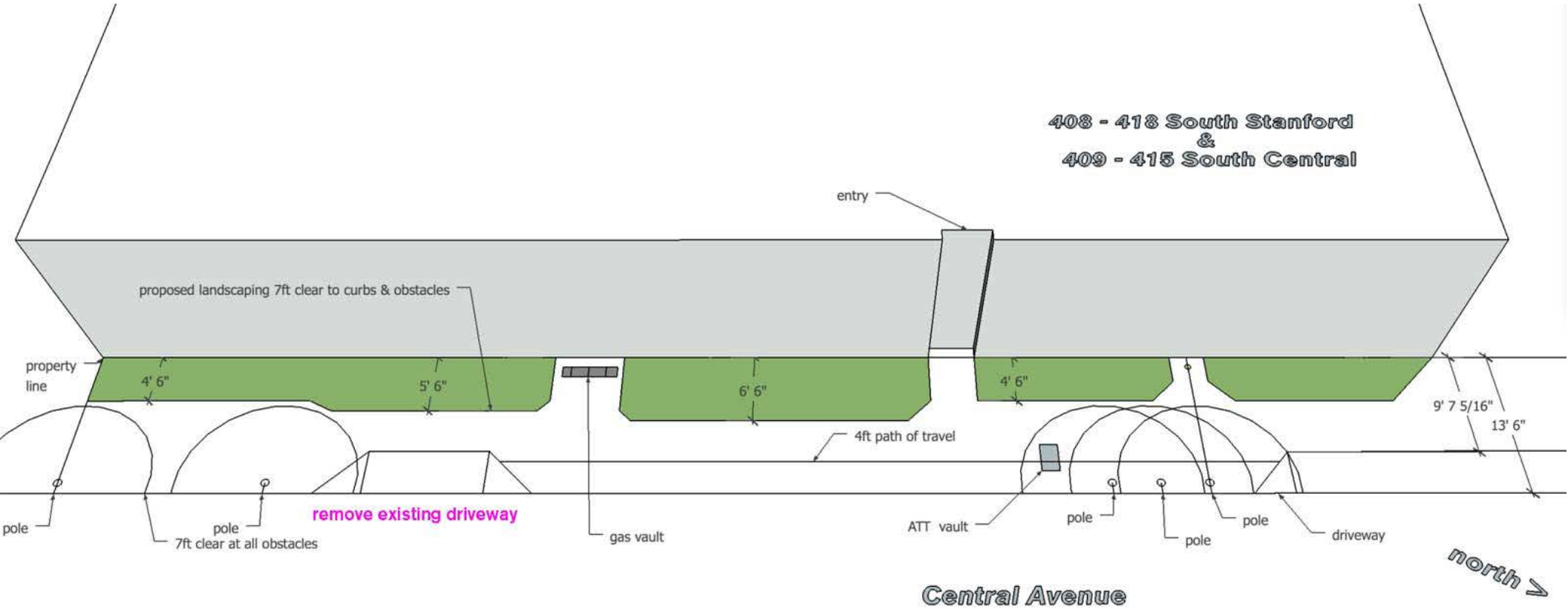
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

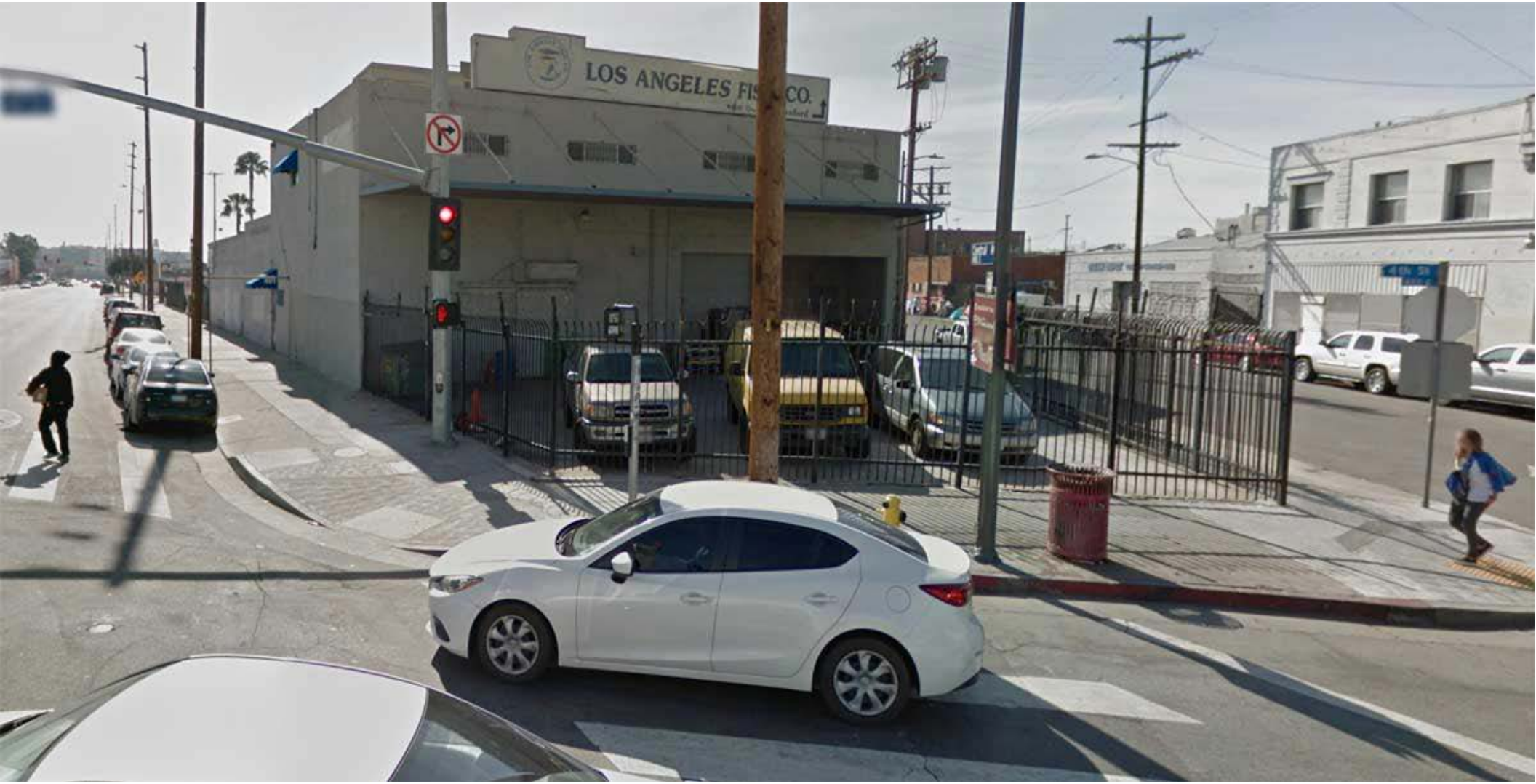
Plans Submitted Yes _____ No _____

Waiver Number W - _____


408 - 418 South Stanford
&
409 - 415 South Central
entry
proposed landscaping 7ft clear to curbs & obstacles
property line
4' 6"
5' 6"
6' 6"
4' 6"
9' 7 5/16"
13' 6"
4ft path of travel
pole
pole
7ft clear at all obstacles
remove existing driveway
gas vault
ATT vault
pole
pole
pole
driveway
north
Central Avenue

LOS ANGELES FISH CO.
450 South Stanford

LOS ANGELES FISH CO.
OPEN TO THE PUBLIC
213-629-1213
LOS ANGELES FISH CO.
401


LOS ANGELES FIS CO.

408
420
STOP

91 1692358

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GIBSON, DUNN & CRUTCHER
CHARLES A. LARSON, ESQ.
2029 Century Park East
Suite 4100
Los Angeles, California 90067

MAIL TAX STATEMENTS TO:
Doizaki & Sons
550 Ceres Avenue
Los Angeles, California 90013

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 10 A.M. OCT 25 1991

SURVEY MONUMENT FEE $10. CODE 95

Assessor's Parcel No. 5147-012-018

FEE $11 G
3

GRANT DEED

"This conveyance changes the manner in which title is held, R&T 11911."

The undersigned declares that the documentary transfer tax is $3,273.20 and is computed on full value less value of liens and encumbrances remaining at time of transfer. City of Los Angeles.
"Tax Amount" Los Angeles County $ 642.95
"Tax Amount" Los Angeles City $ 2,630.25

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

D.F. ASSOCIATES, a general partnership

hereby GRANTS to DOIZAKI & SONS, a general partnership, the following described real property situated in the City of Los Angeles, County of Los Angeles, State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF BY THIS REFERENCE

Commonly known as 408 Stanford Avenue, Los Angeles, CA

DATED: September 30, 1991

D.F. ASSOCIATES, a general partnership

By DFP Properties, general partner

By _____
Ernest Y. Doizaki, general partner

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On September 17, 1991, before me, DANIEL F. PLUCINSKI, a Notary Public in and for said County and State, personally appeared ERNEST Y. DOIZAKI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____
Notary Public in and for said County and State

[Seal]

OFFICIAL SEAL
DANIEL F. PLUCINSKI
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 17, 1995

1357P

EXHIBIT A

PARCEL 1:

Lot 1, Charles M. Stimson's Tract, as per map recorded in Book 2 Page 55 of Maps, in the office of the County Recorder of said County.

PARCEL 2:

A triangular piece of ground, being a portion of Lots 3 and 4 of Charles M. Stimson's Subdivision of Lot 15 of Block 11 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Page 55 of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the westerly line of Lot 21 of Block 11 of the Wolfskill Orchard Tract, as shown on map recorded in book 30 page 12 of Miscellaneous Records of said County, distant thence 2 feet southerly from the northwest corner of said Lot; thence southerly along said westerly line of Lot 21 and of Lot 22 of Block 11 of said Wolfskill Orchard Tract, to a point distant 28 feet southerly from said point of beginning, thence westerly at right angles to said westerly line of Lot 22 to a distance of 2 feet to a point; thence
northerly in a straight line to the point of beginning.

PARCEL 3:

Lots 2, 3 and 4 of Charles M. Stimson's Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Page 55 of Maps, in the office of the County Recorder of said County.

EXCEPT therefrom those portions of said Lots 3 and 4 described as a whole as follows:

Commencing at a point on the west line of Lot 21 in Block 11 of Wolfskill Orchard Tract and distant 2 feet from the northwest corner of said Lot; thence south along said west line of Lots 21 and 22 of Block 11 of Wolfskill Orchard Tract, as per map recorded in Book 30 Page 12 of Miscellaneous Records of said County to a point distant 28 feet; thence west at right angles to said line of Lot 22, a distance of 2 feet to a point; thence in a straight line to the point of beginning.

PARCEL 4:

Lots 19 and 20 in Block 11 of the Wolfskill Orchard Tract, in the city of Los Angeles, as per map recorded in Book 30 Page 9 of Miscellaneous Records.

EXCEPT therefrom that portion of said land described as follows:

Beginning at the southeasterly corner of said Lot 20, thence westerly along the southerly line of said Lot 20, South 89 degrees, 58' 13" West 89.48 feet; thence North 33 degrees, 29' 30" East 42.94 feet; thence parallel with the easterly line of said Lot 19, northerly to the north line of said Lot 19; thence easterly along the northerly line of said Lot 19, a distance of 65.79 feet more or less to the easterly line of said lot; thence southerly along said easterly line of said Lots 19 and 20 to the point of beginning.

PARCEL 5:

Lots 17 and 18 in Block 11 of Wolfskill Orchard Tract, as per map recorded in Book 30 Page 9 et seq., of Miscellaneous Records in the office of the County Recorder of said County.

PARCEL 6:

Lot 16 in Block 11 of the Wolfskill Orchard Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 9 et seq., of Miscellaneous Records in the office of the County Recorder of said County.

Commonly known as 408 Stanford Ave.

(APN 5147-012-018)

1357P

Payment for: Revocable Permit

Reference Number: 2017000246

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4861
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817A15-372FFD92-9AF8-4FC3-A7E9-2C459C09E3BA

BOARD OF PUBLIC WORKS MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

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PRESIDENT PRO TEMPORE

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FERNANDO CAMPOS
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CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Doizaki & Sons
550 Ceres Avenue
Los Angeles 90013

Attn: Miguel Nelson

408 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000246

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to six and a half (6.5) feet along Central Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit

is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Stanford.Ave.408.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	85
No. 8 (2.36mm)	80
No. 35 (500μm)	50

Nitrogen Content (% dry weight)

Redwood	0.4 - 0.6%
Fir	0.58 - 0.84%
Cedar	0.66 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 - 1.2%

Salinity Maximum saturation extract conductivity, 3.50 millisiemens per centimeter (6.55 millimhos/cm) at 77°F (25°C)

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm)-diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 308-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacements is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

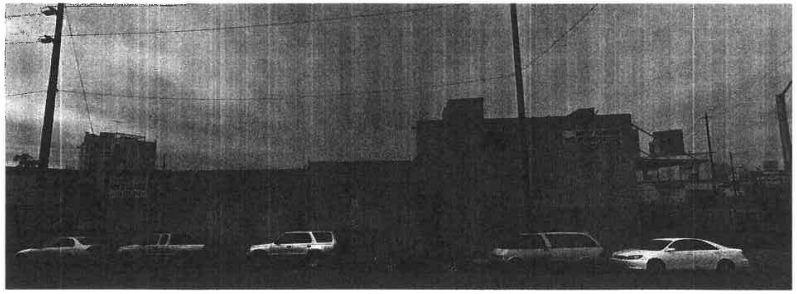
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE 11-9-17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

1/8" = 1ft

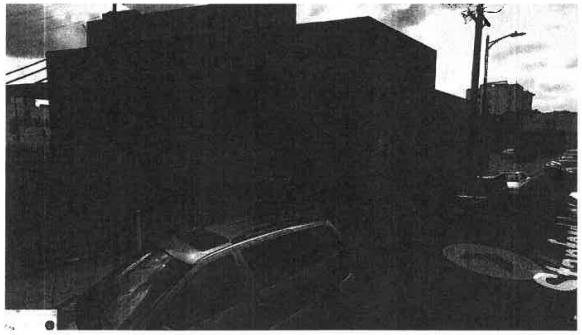
Application Ref # 2017000246
Page 1 of 2 – Planting Diagram

408 South Stanford

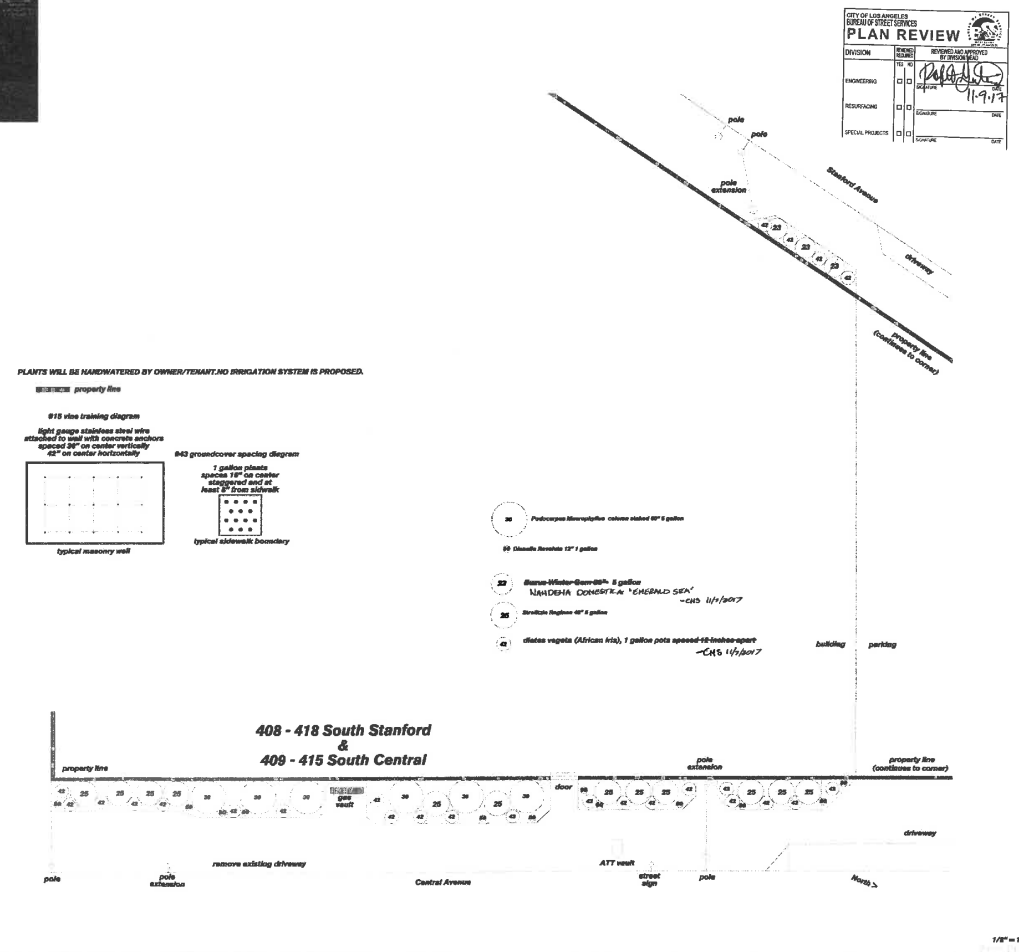
Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com



Central View



Stanford View



REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Doizaki & Sons, a general partnership

550 Ceres Avenue

Los Angeles, CA. 90013

is the owner of real property, located at

408 S. Stanford Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 16-20 in Block 11 of the Wolfskill Orchard Tract, and Lots 2-4 of Charles M. Stimson's Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

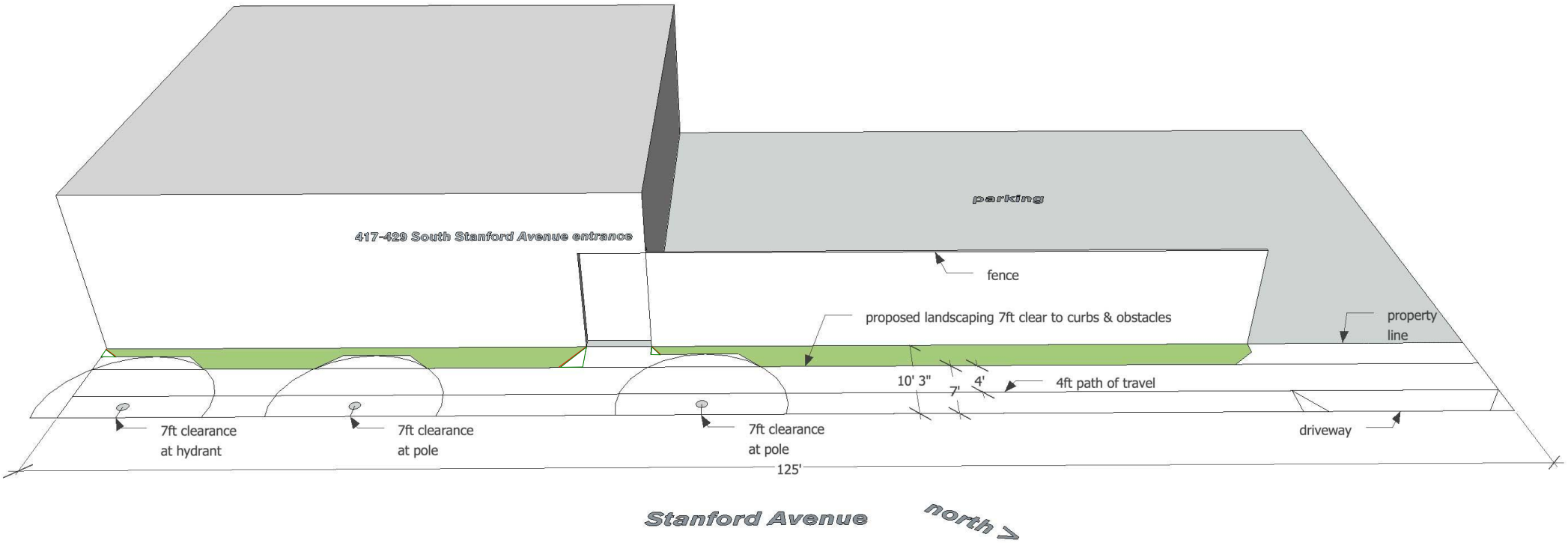
Y-Map No. 126A213-B

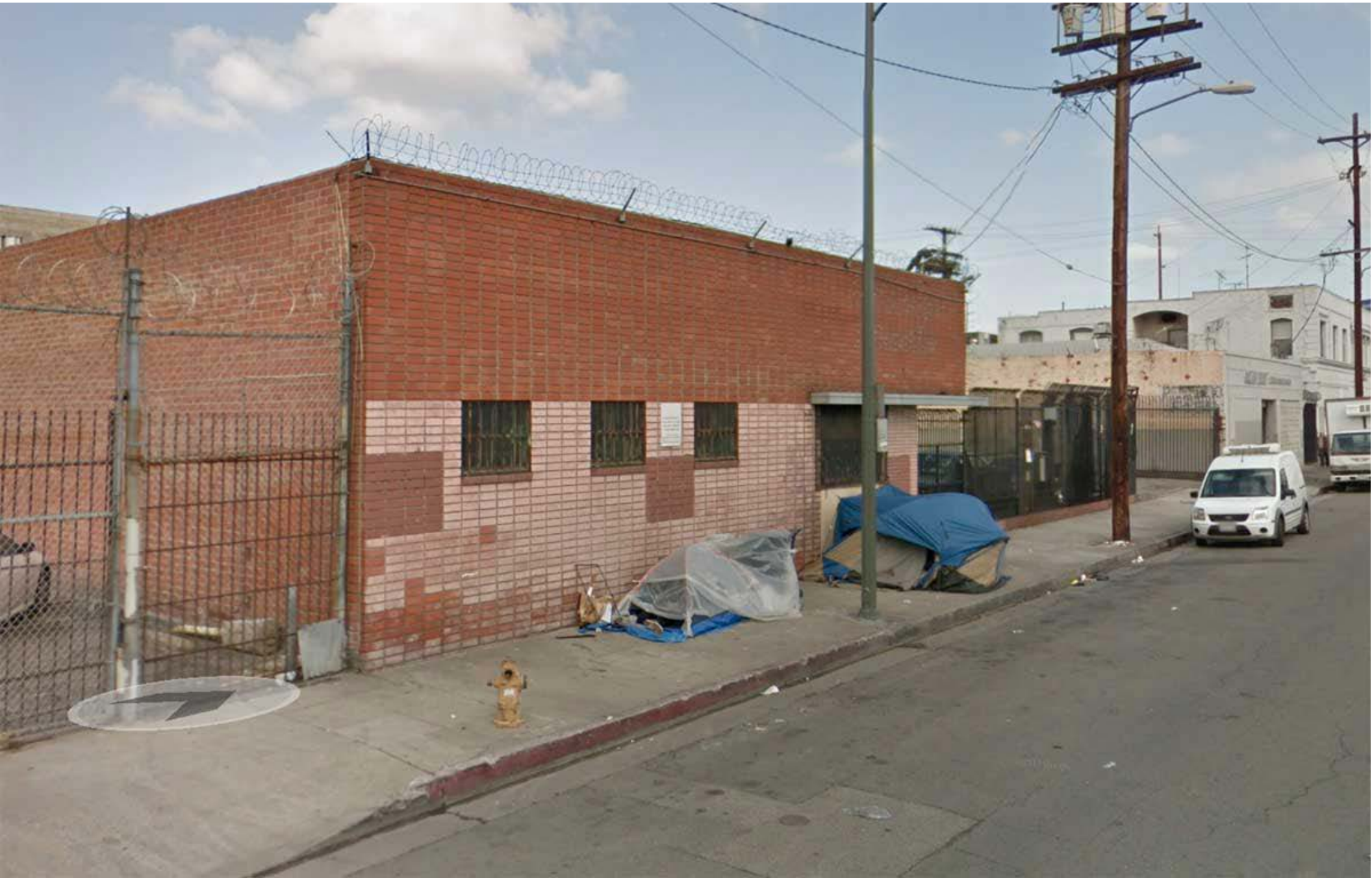
Drainage Map. No. 516

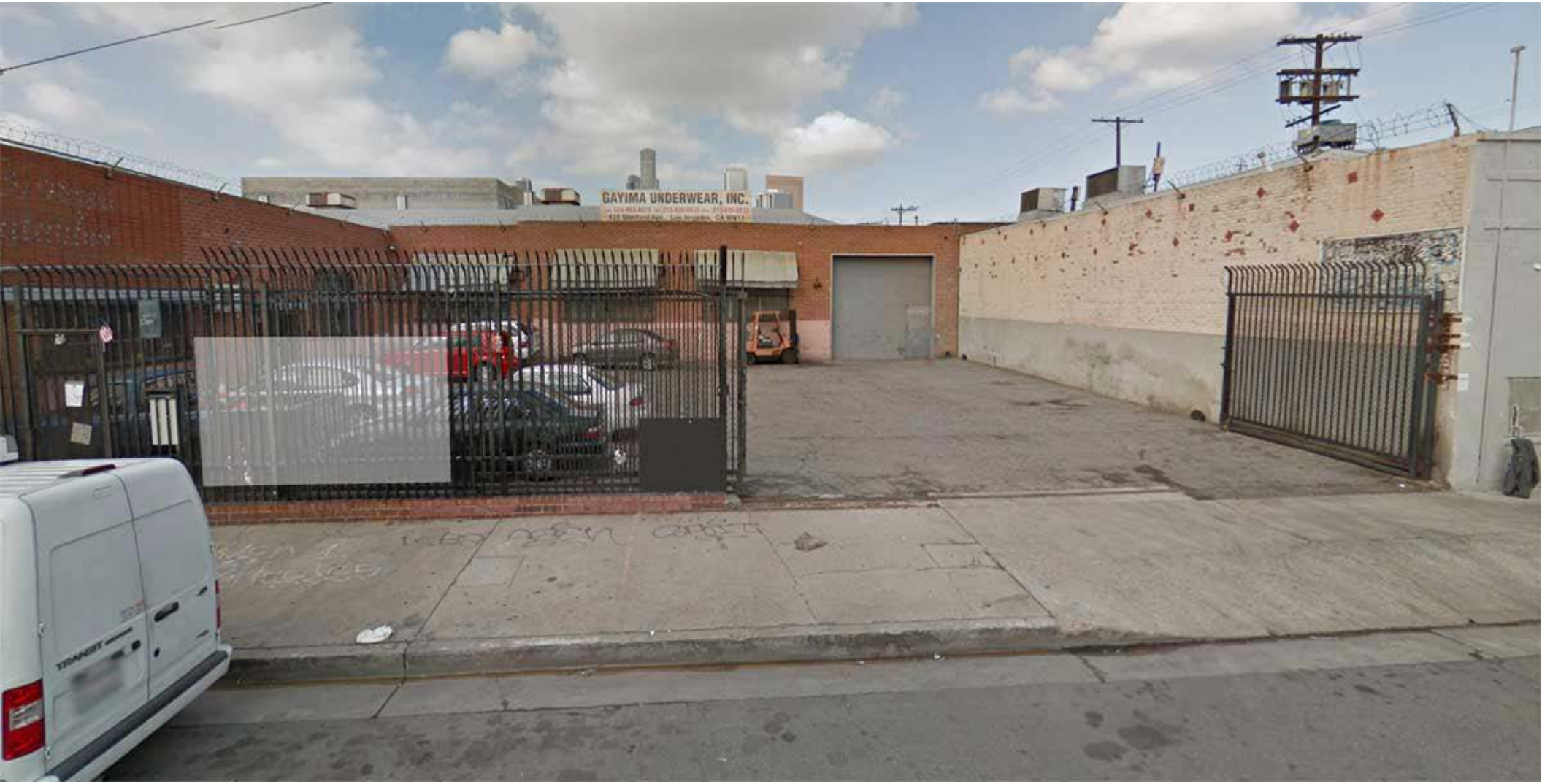
District Map No. 127-5A215

Plans Submitted Yes _____ No _____

Waiver Number W - _____


parking
417-429 South Stanford Avenue entrance
fence
proposed landscaping 7ft clear to curbs & obstacles
property line
10' 3"
7'
4'
4ft path of travel
7ft clearance at hydrant
7ft clearance at pole
7ft clearance at pole
driveway
125'
Stanford Avenue
north




GAYIMA UNDERWEAR, INC.

This page is part of your document - DO NOT DISCARD

20071460412

Pages: 002

Recorded/Filed in Offic[illegible] Records
Recorder's Office, Los An[illegible]les County,
California

06/18/07 AT 08:00[illegible]1

Fee: 11.00
Tax: 1,540.00
Other: 0.00
Total: 1,551.00

Title Company

TITLE(S) : DEED

LEAD SHEET

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

F155422

THIS FORM IS NOT TO BE DUPLICATED

SOUTHLAND TITLE

RECORDING REQUESTED BY:
Southland Title Company

AND WHEN RECORDED MAIL TO:

MR. XI LIN CHEN
MRS. XIAN SHAN WENG
423 STANFORD AVENUE
LOS ANGELES AREA, CA 90013

06/18/07
20071460412

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 17091917 **Escrow No.: 13373-JC**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $1,540 00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale
[X] Unincorporated area [ ] City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JIAN LIN and KAORI SHIBATA, Husband and Wife as Joint Tenants who acquired title as a Single Man and a Single Woman

hereby GRANT(s) to

XI LIN CHEN and XIAN SHAN WENG, Husband and Wife as Joint Tenants

the real property in the County of Los Angeles, State of California, described as

Lots 32,33,34,35 and 36 in Block 10 of the Wolfskill, Orchard Tract,in the County of Los Angeles, State of California, as per Map recorded in Book 30, Pages 9 et seq of miscellaneous records, in the office of the County Recorder of said County.

Also Known as: 423 S. STANFORD AVENUE, LOS ANGELES AREA, CA 90013
AP# 5147-010-028

5147-010-028

DATED May 18, 2007
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 5-18-07
Before me, Jacqueline Cheou
A Notary Public in and for said State, personally appeared
Jian Lin and Kaori Shibata

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument
WITNESS my hand and official seal.

JIAN LIN

KAORI SHIBATA

JACQUELINE CHEOU
COMM #1438976
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Oct. 9, 2007

Signature _____ (This area for official notarial seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

17091917

Payment for: Revocable Permit

Reference Number: 2017000247

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	4862
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	mf@miguelnelson.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	08/01/2017
Bill Request ID:	010817B39-19031CA0-8960-44FD-AA95-A71D6FE200A1

BOARD OF PUBLIC WORKS
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ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Xi Lin Chen and Xian Shan Weng
423 Stanford Avenue
Los Angeles 90013

Attn: Miguel Nelson

417 – 429 SOUTH STANFORD AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000247

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to three (3) feet three (3) inches along Stanford Ave.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and

restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Stanford.Ave.417-429.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	30

Nitrogen Content (%, dry weight)

Redwood	0.4 – 0.8%
Fir	0.56 – 0.84%
Cedar	0.56 – 0.84%
Fir bark	0.8 – 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity, 2.50 millisiemens per centimeter (6.35 millimhos/inch) at 77°F (25°C)

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous root systems which are neither root-nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 308-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the free trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5619 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-installation Note to be Included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	[signature] SIGNATURE 11.9.17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

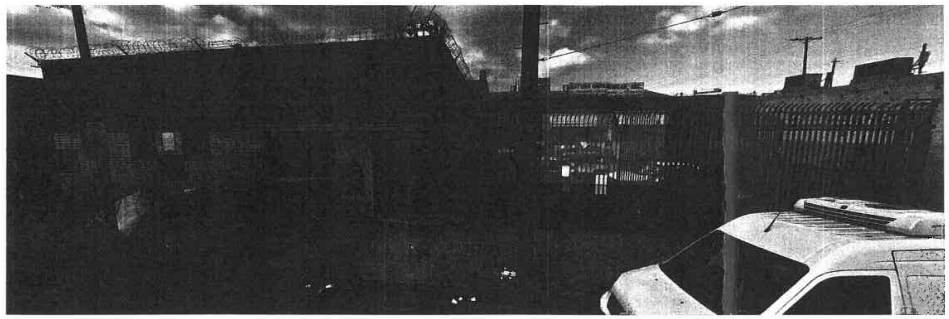
1/8" = 1ft

Application Ref # 2017000247

Page 1 of 2 – Planting Diagram

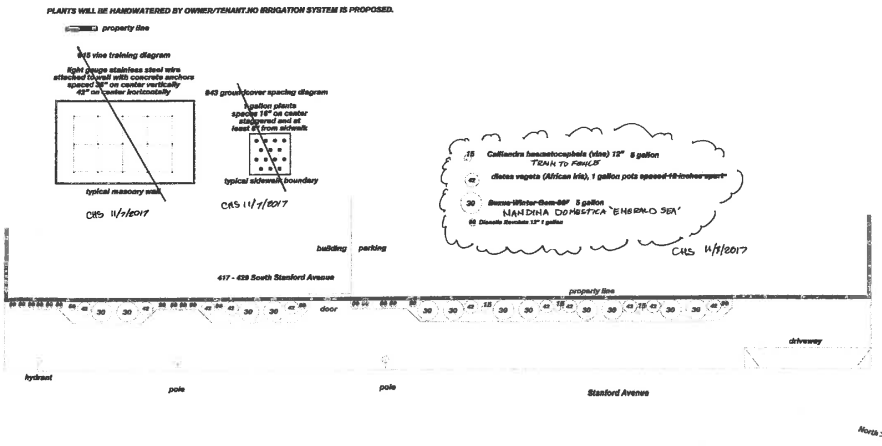
417 - 429 South Stanford

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com



CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEW REQUIRED YES	REVIEW REQUIRED NO	REVISED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE 11-9-17 DATE
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
OPERATIONS	☐	☐	SIGNATURE DATE



REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Xi Lin Chen and Xian Shan Weng

423 stanford avenue

Los Angeles, CA. 90013

is the owner of real property, located at

417-429 S. Stanford Ave.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 32-36 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9/13 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

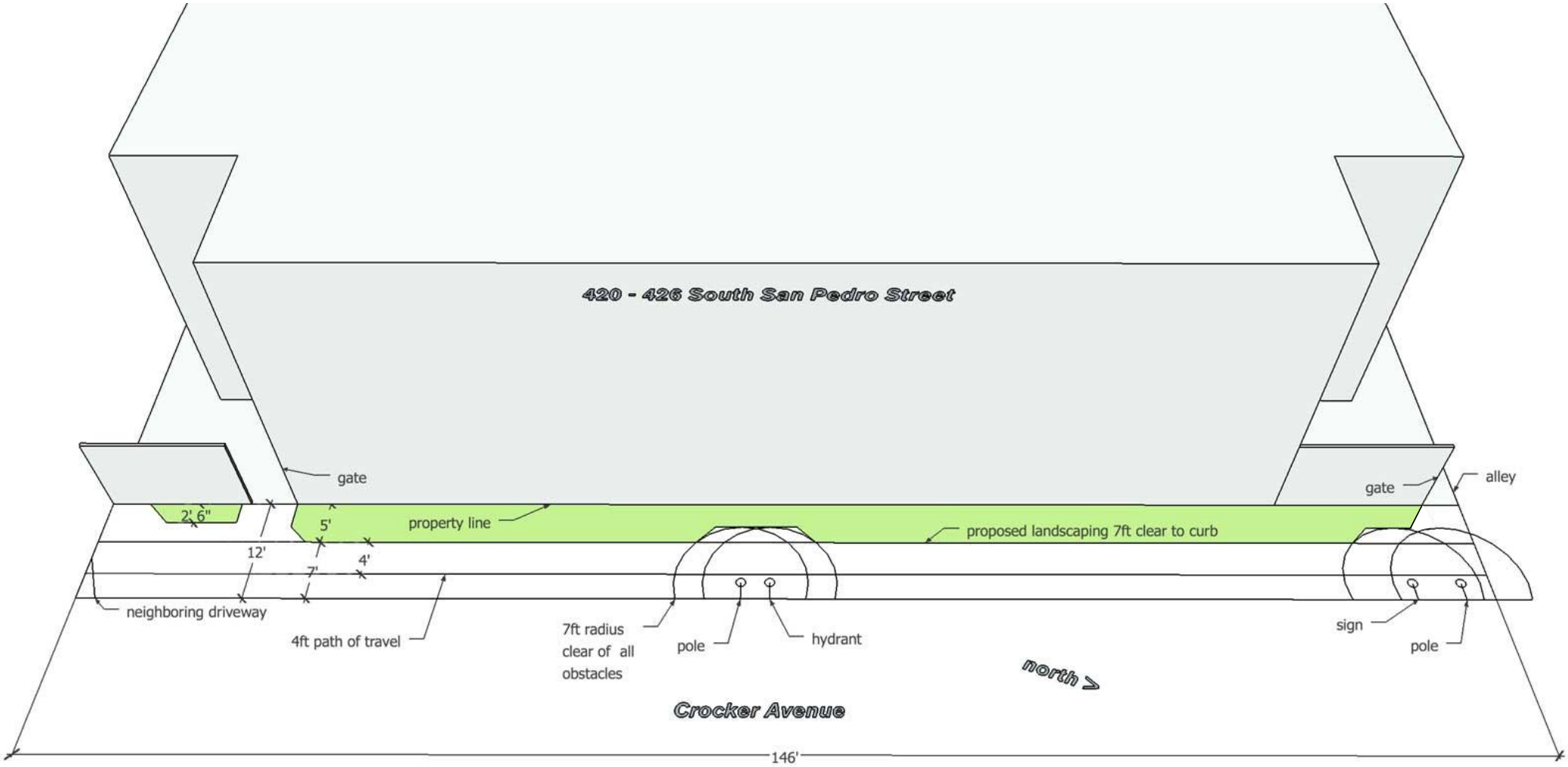
Y-Map No. 126A213-B

Drainage Map. No. 516

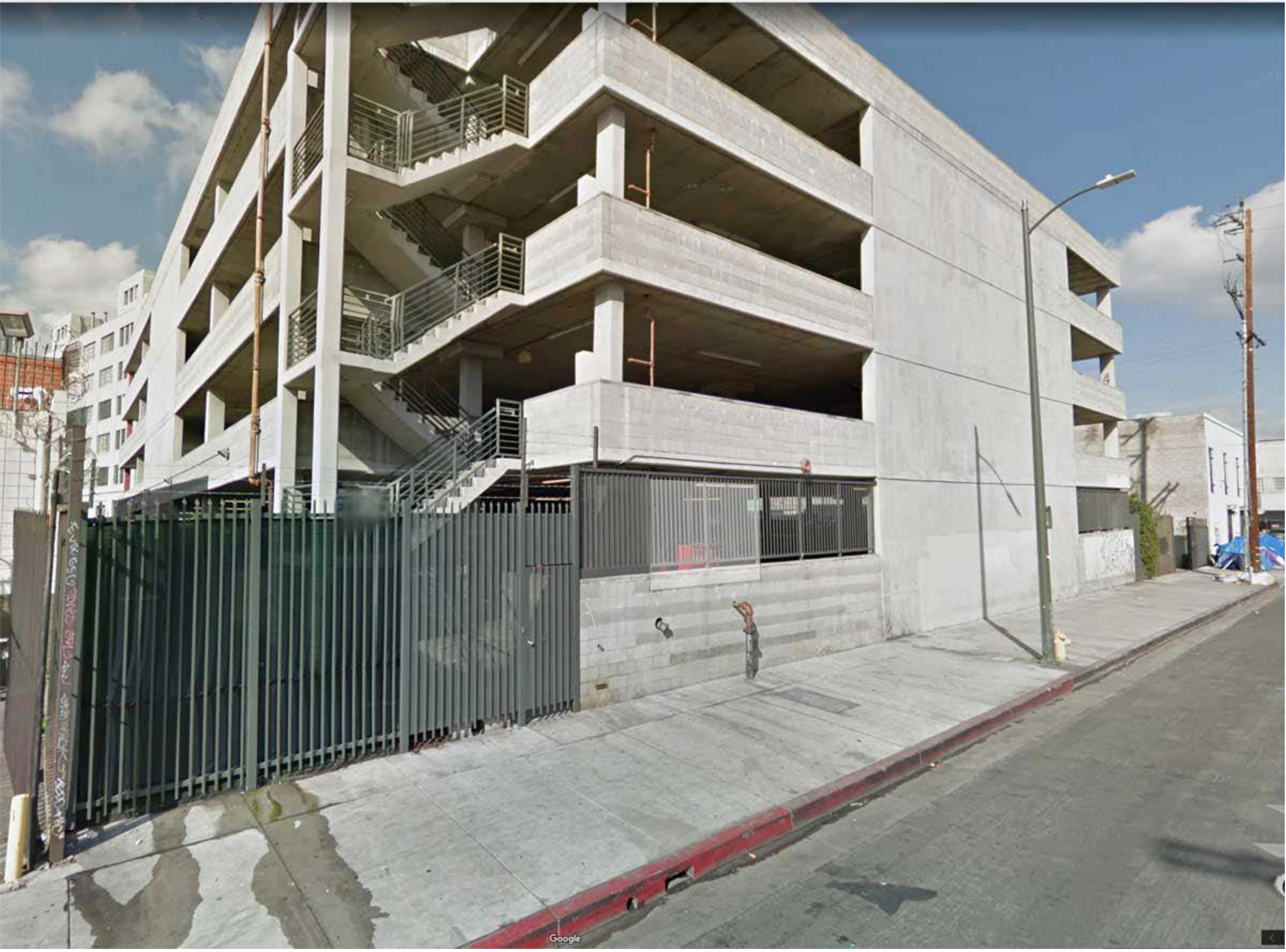
District Map No. 127-5A215

Plans Submitted Yes _____ No _____

Waiver Number W - _____


420 - 426 South San Pedro Street
gate
gate
alley
2' 6"
5'
property line
proposed landscaping 7ft clear to curb
12'
4'
7'
neighboring driveway
4ft path of travel
7ft radius
clear of all
obstacles
pole
hydrant
sign
pole
north
Crocker Avenue
146'

Google


Google

This page is part of your document - DO NOT DISCARD

06 1947733

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
08/31/06 AT 08:00am

TITLE(S) : Deed

LEAD SHEET

FEE

FEE $ 39 U 5

A.F.N.F. CODE 94

D.T.T.
0

CODE
20

CODE
19

CODE
9____

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

First American Title
Subdivision Tract Sales

2

Order No. TR53922LA
Escrow No. LTL53922V
Loan No. N/A

WHEN RECORDED MAIL TO:

Little Tokyo Lofts HOA c/o
LB Property Mgmt.
4720 Woodman Avenue, #200
Sherman Oaks, CA 91423

06 1947733

DOCUMENTARY TRANSFER TAX $ -0-

_X_ Computed on the consideration or value of property conveyed, OR

_____ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

c.H.S. Daniel Rodriguez
Signature of Declarant or Agent determining tax – Firm Name

5147-007-04
5147-008,09,10,11,23

ASSOCIATION PROPERTY GRANT DEED
(Little Tokyo Lofts)

For valuable consideration, receipt of which is hereby acknowledged, **HAMMER IRP LTL ASSOCIATES, LLC, a Delaware limited liability company (*"Grantor"*)**, hereby grants to **LITTLE TOKYO LOFTS COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation (*"Grantee"*)**, that certain real property situated in the City and County of Los Angeles County, California, described in ***Exhibit 1*** attached to and incorporated in this Grant Deed.

NOTE: THIS TAX PARCEL HAS NO SEPARATE VALUE AND SHOULD NOT BE ASSESSED A SEPARATE AMOUNT, AS PROVIDED IN SECTION 2188.5 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

THIS GRANT IS SUBJECT TO THE COVENANTS AND AGREEMENTS DESCRIBED IN THE ATTACHED EXHIBIT 1.

Dated: _____, _____

HAMMER IRP LTL ASSOCIATES, LLC,
a Delaware limited liability company

By: HRV LITTLE TOKYO, LLC,
a Delaware limited liability company, Member

By: HRV GERMANE HOLDINGS, LLC,
a California limited liability company, its Manager

By: HAMMER RESIDENTIAL VENTURES, LLC,
a Delaware limited liability company

By: _____
Jon Hammer, President

By: IRP LTL MEMBER, LLC,
a Delaware limited liability company, its Member

By: _____
Andrew I. Sands, Executive Vice President

Grantor

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On JULY 17, 2006, before me, SILVIA BONILLA, NOTARY PUBLIC (here insert name and title of the officer), personally appeared ANDREW I. SANDS ~~and~~ _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

MAIL TAX STATEMENTS TO: Same as above

SILVIA BONILLA
Commission # 1538651
Notary Public - California
Los Angeles County
My Comm. Expires Dec 29, 2008

SILVIA BONILLA
Commission # 1538651
Notary Public - California
Los Angeles County
My Comm. Expires Dec 29, 2008

"The value of the property in this conveyance, exclusive of liens and encumbrances is $100 or less and there is no additional consideration received by the grantor. R & T 11911."

4934-37690\DEED\ 588458.2
7/7/06

08/31/06

ALL-PURPOSE ACKNOWLEDGMENT

3

State of California
County of San Diego } SS.

On July 31, 2006 (DATE) before me, Elizabeth O Metcalf (NOTARY) NOTARY PUBLIC,
personally appeared JON HAMMER (SIGNER(S))

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LS01 ELIZABETH O. METCALF
COMM. #1451559
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Nov. 18, 2007 LS01

LS01 ELIZABETH O. METCALF
COMM. #1451559
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Nov. 18, 2007 LS01

WITNESS my hand and official seal.

Elizabeth O Metcalf
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER
TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

Association Property Grant Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER 06 1947733

Top thumbprint here

08/31/06

4

GRANTEE ACCEPTANCE AND AGREEMENT

Grantee, by acceptance and recordation of this Grant Deed, (a) accepts and approves this Grant Deed, and (b) accepts, covenants, and agrees to be bound by all provisions of the Declaration, including the dispute resolution procedure and waiver of jury trial in Section 12.4 of the Declaration, which provisions are acknowledged to be reasonable and incorporated in this Grant Deed by this reference.

LITTLE TOKYO LOFTS COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation

By: [signature]

Print Name: Suzan Bramzon

Title: PRESIDENT

By: [signature]

Print Name: JON HAMMER

Title: VICE PRESIDENT

Grantee

STATE OF CALIFORNIA

COUNTY OF San Diego

On August 24, 2006, ____, before me, Elizabeth O Metcalf Notary Public
(here insert name and title of the officer)

personally appeared Suzan Bramzon ~~and~~ [illegible]
and Jon Hammer
personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Elizabeth O Metcalf

ELIZABETH O. METCALF
COMM. #1451559
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Nov. 18, 2007

(SEAL)

06 1947733

4934-37690\DEED\ 588458.2
7/7/06

08/31/06

5

EXHIBIT 1
TO
GRANT DEED OF ASSOCIATION PROPERTY

LEGAL DESCRIPTION

PARCEL NO. 1

The portion of Lot 1 of Tract Map No. 53922 (the *"Map"*) filed on July 18, 2006, in Book 1319, Pages 88 through 90, in the Office of the Los Angeles County Recorder, shown on the Residential Condominium Plan for Little Tokyo Lofts (the *"Plan"*), recorded on August 7, 2006, in the Official Records of Los Angeles County, California (the *"Official Records"*), except the Units and Common Area shown on the Plan.

RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not previously reserved of record:

A. All oil rights, mineral rights, natural gas rights and rights to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing (collectively, *"Subsurface Resources"*); and

B. The perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the Subsurface Resources on or from the Property, including the right to whipstock or directionally drill and mine from lands other than the Property, wells, tunnels and shafts into, through or across the subsurface of the Property, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Property, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface or the upper five hundred (500) feet of the subsurface of the Property.

ALSO RESERVING THEREFROM, easements for access, ingress, egress, encroachment, support, maintenance, drainage, repair, and for other purposes, all as may be shown on the Plan and the Map, and as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Little Tokyo Lofts (with any amendments, the *"Declaration"*), recorded on August 8, 2006, as Instrument No. 06-1756878, in the Official Records.

ALSO RESERVING THEREFROM, for the benefit of Grantor, together with the right to transfer the same, a nonexclusive easement of access, ingress and egress over the Property for purposes of constructing, improving, and marketing of the Community (as such term is defined in the Declaration) owned by Grantor. The rights of Grantor hereunder shall include, without limitation, the right to install and maintain structures, displays, signs and sales offices as may be reasonably necessary for the conduct of its business of completing construction, marketing and sale of the Community.

06 1947733

08/31/06

ALSO RESERVING THEREFROM, the right to enter the Property (1) to complete and repair any Improvements (as defined in the Declaration) as determined necessary or proper by Grantor, in its sole discretion, (2) to comply with the requirements for the recordation of subdivision maps or lot line adjustments, (3) accommodate construction, renovations and other activities, or (4) to comply with requirements of applicable Local Governmental Agencies (as defined in the Declaration). Grantor shall provide reasonable notice to Grantee before such entry. If Grantee does not comply with this right of entry reservation, Grantor may enforce this right of entry in a court of law. Grantee shall be responsible for all damages arising out of such failure to comply, including attorneys' fees and court costs. The term of this reservation of right of entry shall automatically expire at the end of the Defect Claims Period (as defined in the Declaration).

PARCEL NO. 2

Easements for access, ingress, egress, maintenance, repair, drainage, encroachment, support, and for other purposes, all as described in the Declaration, the Plan and the Map.

SUBJECT TO:

1. Nondelinquent general and special real property taxes, and special assessments;

2. All other covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, including without limitation, the Declaration, the Master Declaration, the Master Supplementary Declaration, the Plan and the Map; and

3. All (a) matters discoverable or ascertainable by inspection or survey of the Property, (b) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting the use, occupancy or enjoyment of the Property, and (c) any other matters already permitted or approved by Grantee.

[Signatures on Next Page]

08/31/06

06 1947733

Payment for: Revocable Permit

Reference Number: 2017000250

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	5044
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	los angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	10/10/2017
Bill Request ID:	101017A14-4A6AC26D-5A23-4A55-A0BD-1DF8616DBB1D

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Little Tokyo Lofts Community Association
426 San Pedro
Los Angeles 90013

Attn: Miguel Nelson

420 – 426 SOUTH SAN PEDRO STREET – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000250

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to five (5) feet along Crocker St.:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The plans must be reviewed and approved by the Planning's Historical Cultural Monument section. Email Lambert Giessinger Lambert.giessinger@lacity.org with plans for approval.

4. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-3 have been completed.

5. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the

Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-3 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
San.Pedro.St.420-426.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand, 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material, and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements.

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500µm)	30

<u>Nitrogen Content (% dry weight)</u>

Redwood	0.4 - 0.6%
Fir	0.56 - 0.84%
Cedar	0.56 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 – 1.2%

Salinity Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (2.50 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches ($1\ cm^3$ of tap water is applied to $15\ cm^3$) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous roots systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 308-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 feet (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used; 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be included in "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE [signature] DATE 11-9-17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

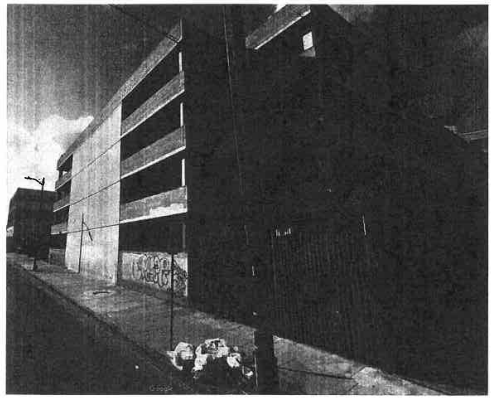
1/8" = 1ft

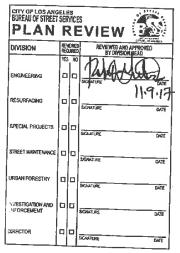
Application Ref # 2017000250

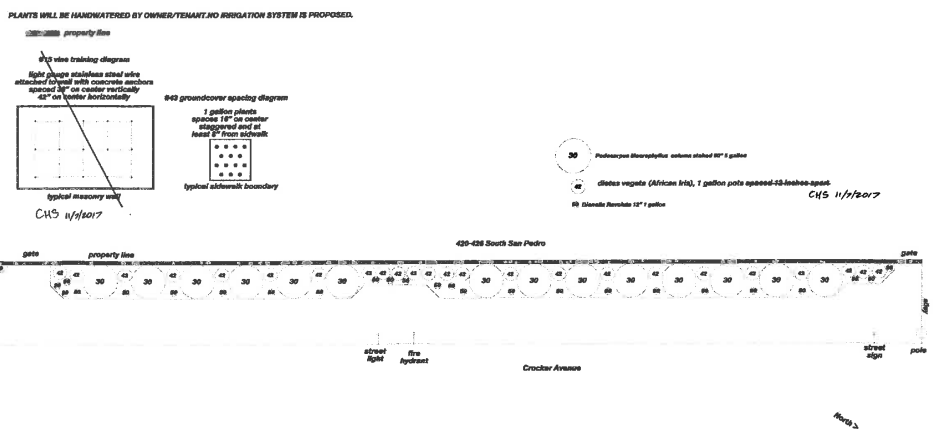
Page 1 of 2 – Planting Diagram

420 - 426 S. San Pedro

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com







REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Jacob Bigler <jacob.bigler@lacity.org>

HCM approval for Revocable Permit application R2017000280

4 messages

Jacob Bigler <jacob.bigler@lacity.org> Wed, Oct 11, 2017 at 2:49 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>

Attached is a sketch for a proposed landscape in the back of the curb. This property is HCM so I wanted to find out if there is anything that you would require.

Thanks,

--

Jacob Bigler
Central District | Civil Engineering Associate I
Bureau of Engineering | Department of Public Works
201 N. Figueroa St., 3rd Floor
Los Angeles, CA 90015
Phone: 213 482 7055

420-426.sanpedro.3d.plan.rev3.pdf
73K

Lambert Giessinger <lambert.giessinger@lacity.org> Wed, Oct 11, 2017 at 4:13 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

The Westinghouse Electric Building does not appear to front Crocker Avenue. Can you please send me some street view shots of where the landscaping strip is proposed? Thanks.
[Quoted text hidden]
--

Lambert Giessinger, Architect
Department of City Planning
T: (213) 978-1183 | preservation.lacity.org
200 N. Spring St., Room 559
Los Angeles, CA. 90012

Jacob Bigler <jacob.bigler@lacity.org> Thu, Oct 19, 2017 at 1:51 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>

Sorry for the wait, Attached are some photos of the area they will be placing the landscape by the property line.

Sincerely,
[Quoted text hidden]

2 attachments

420-426_sanpedro_photo_1.jpg
106K

420-426_sanpedro_photo_2.jpg

115K

Lambert Giessinger <lambert.giessinger@lacity.org> Thu, Oct 19, 2017 at 2:10 PM
To: Jacob Bigler <jacob.bigler@lacity.org>

We are OK with adding landscaping to this side of the property.
[Quoted text hidden]

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Little Tokyo Lofts Community Association

426 San Pedro St.

Los Angeles, CA. 90013

is the owner of real property, located at

420 - 426 S. San Pedro St.

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lot 1 of Tract Map # 53922

in the official records of the County of Los Angeles in Book 1319 ,Pages 88/90 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

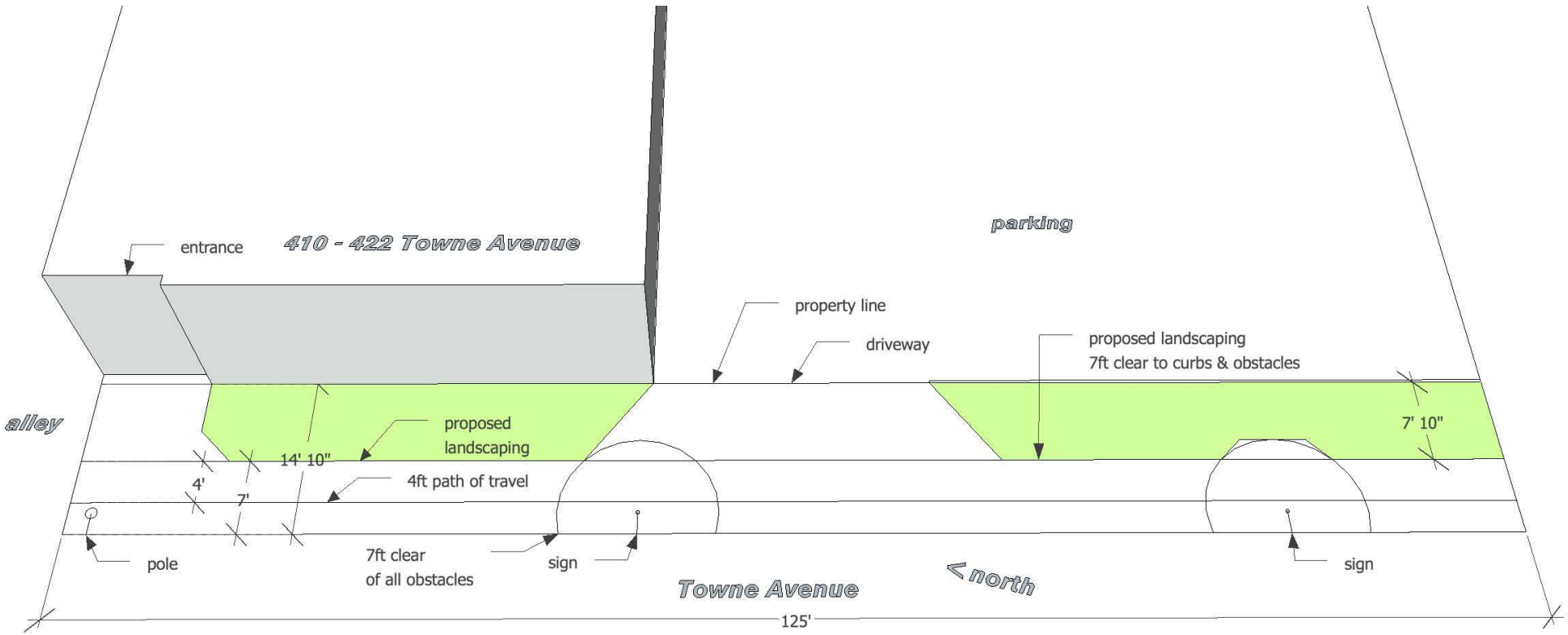
Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____


entrance
410 - 422 Towne Avenue
parking
property line
driveway
proposed landscaping
7ft clear to curbs & obstacles
alley
proposed
landscaping
14' 10"
7' 10"
4'
7'
4ft path of travel
pole
7ft clear
of all obstacles
sign
Towne Avenue
< north
sign
125'

410-414

MARX
NO PARKING
ANYTIME

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

This page is part of your document - DO NOT DISCARD

20120965015

Pages: 0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/29/12 AT 08:00AM

FEES:	32.00
TAXES:	0.00
OTHER:	0.00
PAID:	32.00

LEADSHEET

201206290150019

00006040134

004101925

SEQ:
03

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E507698

t97

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY
LAWYERS TITLE

RECORDING REQUESTED BY:
Lawyers Title Company
Order No. **212535873**
Escrow No. **01-32920-AA**
Parcel No. **5147-010-029**

AND WHEN RECORDED MAIL TO:
JAMES EDWARD MERRY
RICHARD ELLERY MERRY
410 TOWNE AVENUE
LOS ANGELES, CA 90013

06/29/2012
20120965015

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

NO CONSIDERATION

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$NONE**

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: ☒ **Los Angeles**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RICHARD ELLERY MERRY and JAMES EDWARD MERRY, as tenants in common, each as to an undivided 50%

hereby GRANT(S) to **Richard Ellery Merry, a Married Man, as his sole and separate property and James Edward Merry, a Married Man, as his sole and separate property, as tenants in common, each as to an undivided 50%**

See Exhibit A Attached

the following described real property in the County of **Los Angeles**, State of California:
LEGAL DESCRIPTION ATTACHED HERETEO AND MADE A PART HEREOF

"This conveyance changes manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

Date June 26, 2012

RICHARD ELLERY MERRY

James E. Merry
JAMES EDWARD MERRY

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On June 27, 2012, before me, Yoania Arguello, Notary Public, personally appeared **Richard Ellery Merry and James Edward Merry** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Y. Arguello (Seal)

MARIA ARGUELLO
Commission # 1941768
Notary Public - California
Los Angeles County
My Comm. Expires Jul 18, 2015

Mail Tax Statements to Return Address Above

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

3A

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

File No: 212535873

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lots 17, 18, 19, 20 and 21 in Block 10 of the Wolfskill Orchard Tract, in the County of Los Angeles, State of California, as per map recorded in Book 30, Page 9 of Miscellaneous Records, in the Office of the County Recorder of said County.

Assessor's Parcel Number: 5147-010-029

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Payment for: Revocable Permit

Reference Number: 2017000251

Online Credit Card Payment

Transaction Approved

Payment Amount: $594.92

Transaction ID:	5005
First Name:	miguel
Last Name:	nelson
Address:	5419 hollywood blvd #c201
City:	Los Angeles
State:	CA
Zip:	90027
phone:	3109226609
Email:	miguel@marvimon.com

Card Number:	XXXX-XXXX-XXXX-1008
Exp. Month:	
Exp. Year:	

Settlement:

Bill Amount:	$594.92
Bill Date/Time:	09/24/2017
Bill Request ID:	240917B39-27C5736F-B6FE-45A9-BAA0-D8B1114EE7B7

BOARD OF PUBLIC WORKS
MEMBERS

KEVIN JAMES
PRESIDENT

HEATHER MARIE REPENNING
VICE PRESIDENT

MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JOEL F. JACINTO
COMMISSIONER

LUZ M. RIVAS
COMMISSIONER

FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

October 10, 2017

Richard Ellery Merry and James Edward Merry
410 S. Towne Avenue
Los Angeles 90013

Attn: Miguel Nelson

410 – 420 SOUTH TOWNE AVENUE – REVOCABLE PERMIT REQUIREMENTS – APPLICATION REFERENCE NO. 2017000251

THIS IS NOT A PERMIT

The conditions outlined below must be satisfied before a Revocable Permit can be issued for the placement of the following items encroaching up to seven (7) feet ten (10) inches along South Towne Ave..:

- New proposed landscaping behind sidewalk at the property line.

CONDITIONS

1. The property owner(s) shall provide liability and property damage insurance satisfactory to the City Attorney. The City Risk Manager recommends coverage in the amount of at least $1,000,000. Evidence of insurance must be uploaded annually by your insurance broker to http://track4la.lacity.org

2. The plans for the landscape must be reviewed and approved by the Bureau of Street Services, Engineering Division, 1149 S. Broadway, 4th Floor.

3. The design within the public right of way shall comply with appropriate permit procedures including any necessary special inspection. Provisions for improvements satisfactory to the City Engineer such as drainage, erosion control, or any other necessary requirements shall be a part of the permit. An "A"-Permit must be obtained from the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, counter 22 after conditions 1-2 have been completed.

4. The property owner(s) shall sign and notarize a Waiver of Damages agreement, obtain a Los Angeles County Recorder conformed copy or certified copy and submit the recorded copy to the Bureau of Engineering, Central District, 201 N. Figueroa Street, 3rd Floor, Counter 20. With the recordation of this waiver, the property owner(s) agrees to remove all the encroachments and

restore the public right-of-way satisfactory to the City Engineer when requested, or if the permit is revoked. Please contact this office for the waiver form after Condition Nos. 1-2 have been completed.

Construction must be accepted by the Bureau of Contract Administration Inspector prior to issuance of the revocable permit. Provide a copy of the proof of acceptance from Bureau of Contract Administration to BOE, Central District, Revocable Permit, Counter 20 or notify the Revocable Permit counter personnel.

The Revocable permit will be issued when all the above condition are satisfied. If the applicant does not satisfy all the listed conditions within **180 days** from the date of this correspondence, the application will expire and the process terminated. Once expired, a new Revocable Permit application and fees will be required to re-initiate the process.

If you have any questions pertaining to this letter, please do not hesitate to contact Jacob Bigler, at (213) 482-7055 or via e-mail at Jacob.Bigler@lacity.org

Sincerely,

for

Ramzy Sawaya, P.E.
District Engineer
Central District

RS/WT/SD/JB:jb
Towne.Ave.410-422.S.rpr
Enclosure
CC: miguel@marvimon.com

SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS

212-1 LANDSCAPE MATERIALS.

212-1.1 Topsoil.

212-1.1.1 General. Topsoil shall be designated as Class A (imported), Class B (selected) or Class C (unclassified), as specified herein. The Engineer shall determine the suitability of topsoil prior to use. Topsoil shall be transported from the source to its final position unless stockpiling is specified.

212-1.1.2 Class "A" Topsoil. Class "A" topsoil shall be from a source outside the limits of the project selected by the Contractor and in compliance with the requirements specified herein. The Engineer may make such inspections and perform such tests as deemed necessary to determine that the material meets the requirements.

At least 15 days before scheduled use, the proposed source of topsoil must be submitted to the Engineer for approval. The Contractor shall submit a written request for approval which shall be accompanied by a written report of a testing agency registered by the State for agricultural soil evaluation which states that the proposed source complies with these specifications. Class "A" topsoil shall have the same relative composition and structure, a friable sandy loam character, and be free of roots, clods and stones larger than 1 inch in greatest dimension, pockets of coarse sand, noxious weeds, sticks, brush, and other litter. It shall not be infested with nematodes or other undesirable insects and plant disease organisms.

Class "A" topsoil shall meet the following additional requirements:

1) **Gradation Limits.** Sand 50 to 80 percent; clay 20 percent maximum; and silt, 30 percent maximum. The sand, clay, and silt gradation limits shall be as defined in ASTM D422.
2) **Permeability Rate.** Not less than 1/2 inch (13mm) per hour nor more than 2 inches (50mm) per hour when tested in accordance with ASTM D2434, California Test 220, or other approved methods.
3) **Agricultural Suitability.** The topsoil shall be suitable to sustain the growth of the plants specified.

212-1.1.3 Class "B" Topsoil. Class "B" is defined as material which is obtained from sources and in the quantities designated on the Plans or in the Specifications and which requires transport to the designated landscape areas. Such designated sources of the Class "B" topsoil may be within or outside the Work limits.

The cost of stripping the surface of vegetation and debris at the designated locations and processing of the material to a finely divided state, before it is spread, shall be included in the price in the Bid for hauling and placing.

Except as provided above, Class "B" topsoil shall be considered selected material in accordance with 300-2.7, 300-2.8, and 300-2.9.

212-1.1.4 Class "C" Topsoil. Class "C" topsoil is defined as soil found in place in the designated landscape area, including soil compacted in place as part of the earthwork specified for the Work.

212-1.2 Soil Fertilizing and Conditioning Materials.

212-1.2.1 General. Fertilizing materials shall comply with the applicable requirements of the State Food and Agricultural Code. All fertilizing materials shall be packaged first grade, commercial quality products identified as to source, type of material, weight and manufacturer's "guaranteed analysis". Fertilizing material shall not contain toxic ingredients or fillers in quantities harmful to human life, animals or plants.

When required by the Engineer, the Contractor shall furnish a Certificate of Compliance stating that the material substantially conforms to the Specifications.

212-1.2.2 Manure. Manure shall be the product of yard fed cattle, free of weed seed, straw, or other inert material; and aged at least 3 months. The manure shall have been processed by grinding and screening and shall be of a consistency that will readily spread with a mechanical spreader.

Manure may be supplied in bulk if the source is approved in advance by the Engineer.

212-1.2.3 Commercial Fertilizer. Commercial fertilizer shall be a pelletized or granular product having a chemical analysis as specified on the Plans or in the Special Provisions. Commercial fertilizer shall be free-flowing material delivered in unopened sacks. Material which becomes caked or otherwise damaged shall not be used.

212-1.2.4 Organic Soil Amendment. Organic soil amendment shall be selected from Type 1, 2, or 3 products as described herein.

Type 1 organic soil amendment shall be a ground or processed wood product derived from redwood, fir, or cedar sawdust, or from the bark of fir or pine, treated with a non-toxic agent to absorb water quickly, and shall comply with the following requirements:

TABLE 212-1.2.4 (A)

Gradation: Sieve Size	Percent Passing (minimum)
1/4 inch (6.3mm)	95
No. 8 (2.36mm)	80
No. 35 (500μm)	30

Nitrogen Content (%, dry weight)	
Redwood	0.4 - 0.6%
Fir	0.56 - 0.84%
Cedar	0.56 - 0.84%
Fir bark	0.8 - 1.2%
Pine bark	0.8 - 1.2%

Salinity Maximum saturation extract conductivity: 2.50 millisiemens per centimeter (6.35 millimhos/inch) at 77°F (25°C).

Wettability When one teaspoon of tap water is applied to 4 cubic inches (1 cm³ of tap water is applied to 15 cm³) (volumetric ratio of 1:15) of the air-dry product, the material shall become completely damp in a period not exceeding 2 minutes. Any wetting agent added shall be guaranteed non-phyto-toxic at the rate used.

Type 2 organic soil amendment shall be a relatively dry friable organic composite derived from sewage sludge processed for agricultural use. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

Type 3 soil amendment shall be hay and stable bedding which has been processed and used as the growing medium for the commercial production of mushrooms. It shall contain at least 1 percent nitrogen by dry weight and comply substantially with the gradation for Type 1 soil amendment.

212-1.2.5 Mulch. Mulch shall be designated by Type in accordance with the requirements herein. Mulch shall be packaged in bales or bags unless the Engineer approves a bulk source in advance of delivery to the Work site.

a) **Type 1 mulch** (ground wood product), shall comply with the requirements for Type 1 organic soil amendment.
b) **Type 2 mulch** (sewage sludge product), shall comply with the requirements for Type 2 organic soil amendment.
c) **Type 3 mulch** (mushroom compost) shall comply with the requirements for Type 3 organic soil amendment.
d) **Type 4 mulch** (peat), shall be brown compressed sphagnum or hypnum.
e) **Type 5 mulch** (fir bark chips), shall be fir bark chips in the gradation specified.
f) **Type 6 mulch** (straw), shall be either threshed new straw or stable bedding material derived from rice, oats or barley. Straw in an advanced state of decomposition will not be acceptable.

212-1.3 Seed. Seed shall be fresh, clean, new crop seed, mechanically premixed to specified proportions.

Seed shall be delivered to the site in original unopened containers bearing the dealer's "guaranteed analysis" and germination percentage, and a certificate or stamp or release by a County agriculture commissioner. Any seed tagged "warning, hold for inspection" shall be inspected and released by the agriculture commissioner of the County within which the seeds are to be planted.

212-1.4 Plants.

212-1.4.1 General. Plants shall be inspected and approved at the nursery by the Engineer prior to shipment to the planting site.

All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and well "hardened off." All plants shall have normal well-developed branch systems, and vigorous and fibrous root systems which are neither root- nor pot-bound and are free of kinked or girdling roots.

Other than the normal side pruning during the growth period, no pruning shall be done prior to inspection at the nursery.

212-1.4.2 Trees. All trees shall be of the specified height and crown to the last division of the terminal leader and diameter. The height shall be measured from the root crown. The diameter shall be measured 6 inches (150mm) above the root crown. The height of palm trees shall be measured from the groundline to the base of the growing bud. The tree shall stand reasonably erect without support.

212-1.4.3 Shrubs. Shrubs shall be of the specified type and size, selected from high quality, well-shaped nursery stock.

212-1.4.4 Flatted Plants. Groundcover plants and other flatted plants shall be grown and remain in the flats until transplanted at the site. The soil and spacing of the plants in the flat shall ensure the minimum disturbance of the root system at time of transplanting.

212-1.4.5 Sod and Stolons (turf grass). Turf grass stolons shall be fresh, clean, living sections of runners of hybrid Bermuda grass or hybrid bent grass as designated in the Contract Documents. They shall be free of turf disease, insects, or weeds, and capable of healthy vigorous growth.

For mechanical or hand spreading, Bermuda grass stolons shall be 1 to 4 inches (25mm to 100mm) long and bent grass 4 to 8 inches (100mm to 200mm) long. Stolons to be planted in a slurry mixture as described in 308-4.8 shall be supplied in shorter sections as required.

212-1.4.6 Cuttings. Cuttings shall be fresh stock cut with a sharp hand tool from the stems of healthy vigorous plants of the species specified. If not otherwise specified, the length of cuttings shall be in accordance with the best horticultural practice.

212-1.5 Headers, Stakes, and Ties.

212-1.5.1 General. Lumber for landscape work shall be construction heart rough redwood in the sizes specified. Galvanized steel pipe shall be as specified in 212-2.1. Nails, lag screws, and miscellaneous hardware shall be galvanized commercial quality material. Miscellaneous fabricated metal items shall be made from steel conforming to ASTM A36.

212-1.5.2 Headers and Stakes. Headers shall be 2 inches x 4 inches (50mm x 100mm) except that two 1 inch x 4-inch (25mm x 100mm) boards shall be supplied for laminations on turns and curves. Header stock shall be supplied in lengths of at least 10 feet (3m). Stakes for headers shall be pointed 2 inches x 4 inches (50mm x 100mm), at least 18 inches (450mm) long. Joint splicing lumber shall be 1 inch x 4 inches (25mm x 100mm), 2 feet (0.6m) long.

212-1.5.3 Tree Stakes. The type of tree stake shall be as designated in the Special Provisions. The tree support stakes shall be 10 feet (3.1m) long.

Guy wire shall be No. 12 BWG (2.64mm) zinc-coated iron. Plastic ribbon tie material shall be 1 inch (25mm) wide with a minimum tensile strength of 500 pounds (2 kN).

Deadman stakes shall be either 2 inches x 4 inches (50mm x 100mm) redwood or 3/4 inch (19mm) diameter steel pipe 3 feet (1m) long. Covers for wire shall be garden hose, 1/2 inch (13mm) minimum diameter.

SECTION 308 - LANDSCAPE AND IRRIGATION INSTALLATION

308-1 GENERAL. This section shall govern the preparation, planting, and irrigation system construction for landscape areas required by the Plans or Specifications.

Existing utilities and improvements not designated for removal shall be protected in place. Removals shall be performed in accordance with applicable provisions of 300-1.3.

Unless otherwise provided, walls, curbs, planter boxes, walks, irrigation systems, and similar improvements required by the Plans or Specifications shall be constructed following rough grading and before landscaping.

All work on the irrigation system, including hydrostatic and coverage tests, preliminary operational tests of the automatic control system, and the backfill and densification of trenches, and other excavations shall be performed after topsoil work and before planting.

308-2 EARTHWORK AND TOPSOIL PLACEMENT.

308-2.1 General. Earthwork and topsoil placement shall include excavation and backfill for the irrigation system and the preparation for and the spreading, densification, cultivation, and raking of topsoil, including fertilization and conditioning.

Planting holes and backfill shall be in accordance with 308-4.

Preliminary rough grading and related work to prepare areas for landscaping work to within 0.1 foot (30mm) of finish grade, or to subgrade for Class A or Class B topsoil, shall be completed in accordance with Section 300.

The bottom of trenches shall be true to grade and free of protruding stones, roots, or other matter which would prevent proper bedding of pipe or other facilities. Bedding of the pipe shall conform to 306-5.2.

Trenches and excavations shall be backfilled so that the specified thickness of topsoil is restored to the upper part of the trench. Backfill shall be flooded in accordance with 306-1.3.3.

308-2.3 Topsoil Preparation and Conditioning.

308-2.3.1 General. The type and thickness of topsoil shall be shown on the Plans, or if not shown, shall be Class A, 6 inches (150mm) thick. Planting areas shall be free of weeds and other extraneous materials to a depth of 12 inches (300mm) below finish grade before topsoil work.

Soil shall not be worked when it is so wet or so dry as to cause excessive compaction or the forming of hard clods or dust.

The existing soil below subgrade for Class A topsoil shall be scarified to a depth of 6 inches (150mm) prior to spreading topsoil.

Class C topsoil shall be scarified and cultivated to a finely divided condition to a depth of 8 inches (200mm) minimum below finish grade. During this operation, all stones over 1 inch (25mm) in greatest dimension shall be removed.

308-2.3.2 Fertilizing and Conditioning Procedures. The planting area shall be brought to finish grade before spreading the fertilizers or conditioning materials specified.

Fertilizing and conditioning materials shall be mechanically spread at a uniform rate. The quantities of materials necessary for the planting area shall be at the site and shall be verified by delivery tickets furnished to the Engineer before spreading.

After spreading, the fertilizing and conditioning materials shall be uniformly cultivated into the upper 6 inches (150mm) of soil by suitable equipment operated in at least two directions approximately at right angles. The resulting soil shall be in a friable condition.

308-2.4 Finish Grading. The finish grade shall be smooth, uniform, and free of abrupt grade changes and depressions to ensure surface drainage.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

The finish grade below adjacent paving, curbs or headers shall be 1 inch (25mm) in lawn areas and 2 inches (50mm) in shrub or groundcover areas.

After fertilizing and conditioning, the soil shall be watered and allowed to settle to provide a stable surface, not overly densified to the extent that it will prevent aeration and water infiltration. After the soil has dried out to a workable condition, the planting areas shall be regraded, raked, and smoothed to the required grades and contours. Finish surfaces shall be clean and suitable for planting.

308-3 HEADER INSTALLATION. Headers shall be installed at the locations and grades shown on the Plans prior to planting.

Stakes shall be located at splices, corners, and at intervals not to exceed 5 feet (1.5m) and driven slightly below the top of the header. Splice plates shall be used at butt joints. Headers shall be nailed to stakes with 2 nails, clinched 1/2 inch (13mm). Splice plates shall be centered on the joint and nailed to each header with four 10d box nails.

308-4 PLANTING.

308-4.1 General. The types, sizes, and quantities of plant materials shall be as called for in the Special Provisions or on the Plans.

All plants will be inspected prior to planting, including plants previously approved at the nursery. The Contractor shall be responsible for the condition of all plants, planted or otherwise, until acceptance.

Planting shall be performed with materials, equipment, and procedures favorable to the optimum growth of the plants and in compliance with these procedures.

Except as noted for specimen planting, all planting shall follow the completion of the irrigation system.

308-4.2 Protection and Storage. The Contractor shall keep all plant material delivered to the site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and "heeled in" moist earth or other suitable material. Balled and burlapped plants shall have the root ball covered with moist sawdust, wood chips, or other approved material.

308-4.3 Layout and Plant Location. Planting areas will be staked by the Engineer. Detailed layout within the planting areas shall be performed by the Contractor and approved by the Engineer prior to planting. Parkway trees will be located in the field by the Engineer before planting.

The first row of plants in areas designated for center-to-center spacing of plants shall be located at one-half of designated spacing from the edge of the area.

308-4.4 Specimen Planting. Plants in boxes 24 inches (600mm) and larger shall be planted before installation of lateral irrigation lines.

Irrigation lines conflicting with specimen plant locations shall be rerouted to clear the root ball.

308-4.5 Tree and Shrub Planting. Planting holes shall be approximately square with vertical sides twice the depth and width of the plant container or ball, and shall be larger if necessary to permit handling and planting without injury or breakage of the root ball or root system. Any plant with a broken or cracked root ball before or during planting shall not be planted.

Containers shall be opened and removed in such a manner that the root is not injured. Balled plant wrappings shall be loosened or cut back after plant is positioned in the planting hole.

The native soil at the bottom of planting holes shall be scarified to a depth of 6 inches (150mm).

All planting holes shall be backfilled with a prepared soil mix. Soil shall consist of 50 percent of the specified topsoil and 50 percent Type 1, 2, or 3 organic soil amendment.

After planting, the plant shall be plumb, with the root crown at its natural growing depth with respect to finish grade. Planting shall be governed by the following requirements:

1) A layer of prepared soil mix shall be deposited in the planting hole.
2) The plant shall be set approximately at the center of the hole.
3) Prepared soil mix shall be deposited in the remainder of the hole to finish grade.
4) The backfill shall be thoroughly water-settled and additional prepared soil mix added to fill any remaining void below finish grade.
5) A circular watering basin slightly larger than the planting hole, 4 inches (100mm) high for trees and 2 inches (50mm) high for shrubs, shall be left around the plant. The bottom of the basin shall be at approximate finish grade or slightly lower. Type 1, 2, 3, or 4 mulch shall be spread at least 2 inches (50mm) thick in the basin.
6) The plant shall be guyed and staked as specified in 308-4.6.
7) The area around plant shall be regraded to finish grade. The excess soil shall be disposed of by the Contractor.

308-4.6 Plant Staking and Guying.

308-4.6.1 Method "A" Tree Staking. The tree shall be staked with a 1-1/2 inches (38mm) nominal diameter x 10 foot (3m) long galvanized steel pipe, per 212-2.1.2, installed vertically, positioned at least 6 inches (150mm) from the trunk at ground level, and 30 inches (750mm) into the soil in a manner to avoid injury to the roots or breaking the root ball. The trunk shall be secured to the pipe with one tie just below the head of the tree. The tie shall be No. 12 BWG galvanized iron wire covered with garden hose, or other approved tie. The loop shall be 1 inch (25mm) greater in diameter than the trunk. The tie shall be attached to the pipe through a hole drilled at the tie location described above. The wire ties shall be secured by twisting the ends.

308-4.6.2 Method "B" Tree Staking. The tree shall be staked with 2 No. 6 (No. 19M) steel reinforcing bars 6 feet (1.8m) long driven 24 inches (600mm) into the ground. The stakes shall be 18 inches (450mm) from each side of the tree trunk, and stakes and tree shall be in a plane parallel to the street centerline. Ties shall be made of 1 inch (25mm) or wider flexible plastic ribbon material having a minimum tensile strength of 500 pounds (2.2 kN). Four ties shall be used, 2 at 2 inches (50mm) from the top of each stake and 2 at 2 feet (0.6m) above the ground. Ties shall be loops secured to the stake on one end and shall be long enough to provide for 3 inches (75mm) of slack to permit the tree trunk limited movement in any direction.

308-4.6.3 Guying. Trees and other plants, except specimen plants, to be guyed shall be designated in the Contract Documents.

Guying shall be done immediately after planting. Three guys per plant shall be installed in accordance with the following:

1) Each guy shall be secured to the appropriate main branch by a twisted loop of No. 12 BWG galvanized iron wire housed in garden hose.
2) Each guy shall be anchored to a driven stake located at a horizontal distance from the tree equal to the vertical distance from ground to the connection of guy wire on the tree branch.
3) Each guy shall be covered with highly visible garden hose or plastic tubing to a height of 6 feet (1.8m) above grade.
4) Slack in each guy shall be removed by hand so as not to bend or twist the plant.

308-4.7 Ground Cover and Vine Planting. Soil preparation and fine grading shall be completed prior to ground cover planting.

Ground cover and vines shall be planted in moist soil and spaced as indicated on the Plans.

Each plant shall be planted with its proportionate amount of flat soil to minimize root disturbance. Soil moisture shall be such that the soil does not crumble when removing plants.

Following planting, ground cover and vine areas shall be regraded to restore smooth finish grade and to ensure proper surface drainage. A 1 inch (25mm) layer of Type 1, 2, 3, or 4 mulch shall be spread over the planted areas. Watering shall begin immediately following mulching.

When necessary to prevent plant damage from pedestrian traffic during the initial growing stage, the Contractor shall erect temporary protective fencing to be removed at the end of the plant establishment period.

Vines shall be tied to walls, fences, etc., in the manner prescribed on the Plans. Temporary staking shall be removed at the end of the plant establishment period.

308-4.9 Erosion Control Planting.

308-4.9.1 General. Erosion control planting shall be for slope protection. Topsoil preparation and conditioning shall be in accordance with 308-2.3.

308-4.9.2 Straw Stabilization. When straw stabilization is specified, Type 6 mulch shall be incorporated into the slope topsoil either by discing or with a steel plate studded roller. The steel plate studs shall be at least 6 inches (150mm) long, not more than 6 inches (150mm) wide, and approximately 1 inch (25mm) thick, with rounded edges. The roller shall be capable of forcing the straw into the soil a sufficient depth to tie down the surface soils.

308-4.9.3 Seeding and Mulching. Seed, fertilizer, mulch, and other specified materials may be applied on slopes by Method A or Method B described in 308-4.8.2.

308-4.9.4 Sprigging. Sprigging shall consist of planting turf grasses, cut stems of plants, and plants with attached root system, but without adhering soil.

Sprigs shall normally be harvested and planted within a 24-hour period. Ice plant sprigs shall be harvested between 48 and 96 hours before planting so that a thin callus is formed over the cut surface of each sprig. Sprigs shall be shaded during callusing, but shall not be moistened.

Turf grasses shall be planted in accordance with 308-4.8.4.

Ice plant sprigs shall be planted in moist soil in holes or furrows 4 inches (100mm) deep and the hole or furrow refilled with soil and made firm around the plant in such a manner that the plant is not damaged.

Sprigs shall be planted individually at specified spacing. When row sprigging is specified, planting shall be in furrows cut along the contour of the slope.

If mulching of sprigged areas is required, it shall immediately follow planting.

308-4.9.5 Watering. All seeded and planted areas shall be kept moist during the establishment period.

Areas containing ice plants shall be maintained in a barely moist condition to a depth of 1 inch (25mm) below the planted root depth.

When a permanent irrigation system is not available, the Contractor shall provide whatever temporary system is necessary to provide adequate watering during the establishment period without erosion detrimental to the planting.

308-6 MAINTENANCE AND PLANT ESTABLISHMENT. The Contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period, and shall continue to maintain them until final acceptance.

All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days. The first mowing of lawn areas shall be performed when the grass is 2-1/2 inches (60mm) high and shall be repeated as often as necessary to maintain the lawn at a height of 2 inches (50mm). In no case shall the lawn be cut lower than 1-1/2 inches (40mm) in height.

Any required pruning of plants will be designated by the Engineer at the start of the plant establishment period and the Contractor shall perform the pruning as part of the plant establishment work.

The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the Contract Documents.

After planting is completed, a field notification will be issued to the Contractor to establish the effective beginning date of the plant establishment period. The plant establishment period shall be for a period of 30 calendar days and shall be extended by the Engineer if the planted areas are improperly maintained, appreciable plant replacement is required, or other corrective work becomes necessary.

Upon completion of the plant establishment period, a final inspection for acceptance will be performed by the Engineer. If the plant establishment period is satisfactorily completed ahead of other work included in the Contract, the maintenance of planted areas shall be continued by the Contractor until all other work has been completed and accepted.

FINAL DETERMINATION OF TREE PLANTING LOCATIONS IS SUBJECT TO APPROVAL BY BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION.

THE BUREAU OF STREET SERVICES, URBAN FORESTRY DIVISION SHALL INSPECT AND TAG TREES UPON DELIVERY TO THE JOB SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE TREES ARE THE PROPER SPECIES APPROVED BY AN AUTHORIZED REPRESENTATIVE OF URBAN FORESTRY DIVISION. THE STREET TREES SHALL MEET OR EXCEED THE CRITERIA OF GOOD QUALITY TREE STOCK SET FORTH BY THE URBAN TREE FOUNDATION'S (http://www.urbantree.org) AND THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S (WCISA) GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY (http://www.wcisa.net/downloads/NurseryTreeSpecs.pdf)

CONTACT URBAN FORESTRY DIVISION (213.485.5675 OR 213.847.3077) AT LEAST FIVE (5) WORKING DAYS BEFORE DELIVERY TO ARRANGE AN APPOINTMENT WITH THE INSPECTOR. INSPECTOR SHALL REVIEW THE PROPOSED TREE LOCATIONS PRIOR TO THE CONSTRUCTION OF THE SIDEWALK. URBAN FORESTRY DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY PURCHASING AND / OR DELIVERY ARRANGEMENTS AND SHALL REJECT ANY TREES FAILING TO MEET THE SPECIFICATIONS SET FORTH IN THE URBAN TREE FOUNDATION'S AND WCISA'S GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMIT REQUIREMENTS OR FEES.

City Transit Furniture Removal/Relocation/Re-Installation Note to be Included In "Notice to Contractors" on Construction Documents

X) CONTRACTOR SHALL ARRANGE AND PAY FOR THE REMOVAL, STORAGE, RELOCATION, REPLACEMENT, AND/OR RE-INSTALLATION OF ALL TRANSIT SHELTERS, PUBLIC AMENITY KIOSKS (PAK's), NEWSSTAND VENDING KIOSKS (VK's), AUTOMATED PUBLIC TOILETS (APT's), AND/OR ADVERTISING BASED BUS BENCHES (AD BUS BENCHES) AND THEIR RELATED APPURTENANCES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THESE PLANS WHETHER SHOWN AND INDICATED ON THE PLANS OR NOT. TRANSIT SHELTERS, PAK's, VK's, APT's, AND AD BUS BENCHES ARE THE PROPERTY OF THE CITY OF LOS ANGELES AND MAY ONLY BE REMOVED, RELOCATED, STORED, REPLACED AND/OR RE-INSTALLED BY THE CITY'S AUTHORIZED VENDORS, OUTFRONT-JC DECAUX, LLC, (OUTFRONT-DECAUX) AND MARTIN OUTDOOR MEDIA, LLC (MOM)

A. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 608-0872 A MINIMUM OF SIX (6) WEEKS PRIOR TO ANY REQUIRED REMOVAL OR RELOCATION OF A TRANSIT SHELTER, PAK, VK, OR APT, TO ARRANGE AND PAY FOR THE REQUIRED REMOVAL, RELOCATION, REPLACEMENT, OR RE-INSTALLATION. OUTFRONT-JC DECAUX WILL THEN PREPARE AN INVOICE FOR ITS COSTS TO PERFORM THE REQUESTED WORK AND PRESENT IT TO THE CONTRACTOR. UPON REMITTANCE FROM CONTRACTOR FOR ITS INVOICED COSTS, OUTFRONT-JC DECAUX WILL SCHEDULE ITS CREWS TO PERFORM THE REQUESTED WORK. NEITHER OUTFRONT-JC DECAUX NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH CONTRACTOR'S FAILURE TO PROPERLY NOTIFY AND REMIT ITS PAYMENT TO OURFRONT-JC DECAUX AS NOTED HEREON.

B. CONTRACTOR SHALL CONTACT JUAN LOPEZ OR GLENN FLUTIE OF MOM AT (310) 559-$RELOCATION OF ANY AD BUS BENCH TO ARRANGE FOR ITS REMOVAL OR RELOCATION. NEITHER MOM NOR THE CITY SHALL BE RESPONSIBLE FOR ANY DELAYS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY MOM AS NOTED HEREON.

C. CONTRACTOR SHALL CONTACT GUILLERMO GONZALEZ OF OUTFRONT-JC DECAUX AT (213) 847-0872 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE CONSTRUCTION OF ANY SIDEWALK AREA THAT IS INTENDED TO RECEIVE A NEW, REPLACEMENT, OR RELOCATED TRANSIT SHELTER, PAK, VK, AND/OR APT TO COORDINATE THE PLACEMENT AND INSTALLATION OF ANY SUB-GRADE FOOTING AND/OR ELECTRICAL CONDUIT(S) REQUIRED TO FACILITATE THE INSTALLATION OF SUCH CITY TRANSIT FURNITURE.

Application Ref # 2017

Page 2 of 2 – General Notes

Address:

Contact: Miguel Nelson 310 922 6609 mobile or miguel@marvimon.com

CITY OF LOS ANGELES
BUREAU OF STREET SERVICES
PLAN REVIEW

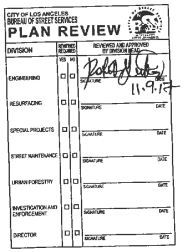
DIVISION	REVIEWED REQUIRED YES	NO	REVIEWED AND APPROVED BY DIVISION HEAD
ENGINEERING	☐	☐	SIGNATURE [signature] DATE 11.9.17
RESURFACING	☐	☐	SIGNATURE DATE
SPECIAL PROJECTS	☐	☐	SIGNATURE DATE
STREET MAINTENANCE	☐	☐	SIGNATURE DATE
URBAN FORESTRY	☐	☐	SIGNATURE DATE
INVESTIGATION AND ENFORCEMENT	☐	☐	SIGNATURE DATE
DIRECTOR	☐	☐	SIGNATURE DATE

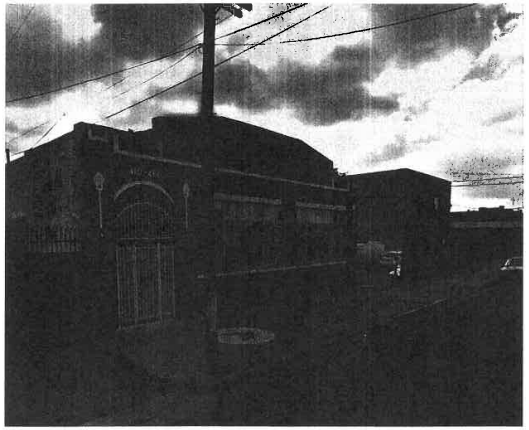
Approved BSS Plans

1/8" = 1ft

410 - 420 South Towne

Contact: Miguel Nelson 310 922 6609
mobile or miguel@marvimon.com





PLANTS WILL BE HANDWATERED BY OWNER/TENANT. NO IRRIGATION SYSTEM IS PROPOSED.

property line

15 vine training diagram

light gauge stainless steel wire attached to wall with concrete anchors spaced 18" on center vertically 42" on center horizontally

typical masonry wall

643 groundcover spacing diagram

1 gallon plants spaced 18" on center staggered and at least 9" from sidewalk

typical sidewalk boundary

21 Ligustrum Texanum Bush 48" 5 gallon

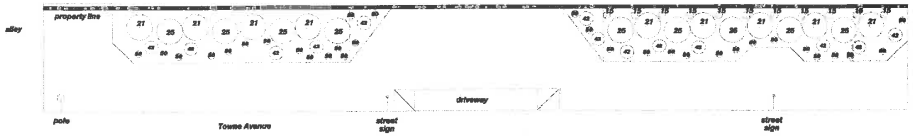
15 Calliandra haematocephala (vine) 12" 5 gallon
TRAIN TO FENCE
-CHS 11/7/2017

Dianella Revoluta 12" 1 gallon

35 Strelitzia Reginae 48" 5 gallon

dietes vegeta (African Iris), 1 gallon pots ~~spaced 13 inches apart~~.
-CHS 11/7/2017

410 - 420 South Towne



1/8" = 1ft

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Submittal of:	**Review and approval of proposed landscape behind sidewalk at property line**		
Applicant	Miguel Nelson	Contact:	miguel@marvimon.com
Address:	5419 Hollywood Bld #C201	Phone:	310-922-6609
	Los Angeles, CA 90027	Fax:	

TO:	11.9.17	Date Submitted:	
Name:	Robert Gutierrez	Phone:	213-847-0881
Bureau/Group:	Bureau of Street Services, Engineering Division	Fax:	213-847-0975
Location:	1149 S. Broadway, 4th Floor	Mail Stop:	550

PLEASE REVIEW AND RETURN TO:		Date Received:	
Name:	Shay Doong	Phone	213-482-7062
Bureau:	Bureau of Engineering - Central Dist.	Fax	213-482-7007
Location:	201 N. Figueroa St, 3rd Floor	Mail Stop:	503
Email:	Shawyue.Doong@lacity.org		

Reviewer's Name:		11.9.17 Date:	

		Recommendation:			Comments:
R-Permit Ref. No:	Address:	A	B	C	
2017000024	603-605 E. 4th St		✓		
2017000025	405 S. Towne Ave		✓		
2017000097	500 E. 4th St		✓		
2017000100	440 S. Towne Ave		✓		
2017000125	417 S. Towne Ave		✓		
2017000126	446 S. Towne Ave		✓		
2017000193	618-624 E. 4th St		✓		
2017000223	462-472 E. 4th St		✓		
2017000240	412-426 S. Crocker		✓		
2017000241	411 S. Stanford		✓		
2017000242	424-426 S. Towne		✓		
2017000243	429-443 S. Towne		✓		
2017000244	463-471 E. 4th St		✓		
2017000245	501-505 E. 4th St		✓		
2017000246	408 S. Stanford		✓		
2017000247	417-429 S. Stanford		✓		
2017000250	420-426 S. San Pedro		✓		
2017000251	410-420 S. Towne		✓		

REVOCABLE PERMIT

INTER-DEPARTMENTAL ROUTING TRANSMITTAL

CITY OF LOS ANGELES - BUREAU OF ENGINEERING

Additional Comments:

approved as noted on plans.

Recording Requested by and
Recorded Document to be Forwarded
to:

City of Los Angeles
Bureau of Engineering
Central Records Section
1149 S. Broadway
Basement Level, B-10
Los Angeles, CA 90015-2213

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

WHEREAS, Richard Ellery Merry and James Edward Merry

410 towne avenue

Los Angeles, CA. 90013

is the owner of real property, located at

410 - 422 S. Towne Avenue

in the City of Los Angeles, County of Los Angeles, State of California, described as

Lots 17-21 in Block 10 of the Wolfskill Orchard Tract

in the official records of the County of Los Angeles in Book 30 ,Pages 9 of Miss. Records

which land is bounded by or subject to an easement or right of way owned by the City of Los Angeles; and WHEREAS, said lessee has applied to the City of Los Angeles, hereinafter referred to as the City, for permission to install, construct, maintain, _____ and/or use as temporary improvements

New proposed landscaping behind sidewalk at the property line with approved BSS landscaping

NOW THEREFORE, in consideration of the City granting revocable permission to the applicant to install, construct, maintain and/or use the said improvement in the right of way or easement, the undersigned lessee, and for lessee's heirs, successors in interest and assignees, does hereby agree as follows:

1) To indemnify and hold harmless the City, its officers, agents and employees, from and against all cost, liability, loss, damage or expenditure of whatsoever kind and nature sustained or incurred by the public or other person and from and against all damage, loss, or expense of whatsoever kind and nature sustained or incurred by the City by reason of this grant of revocable permission in, on, through and/or over said easement or right of way of the City. Permittee hereby further agrees to assume, at its own expense, the defense of any of the aforesaid losses, damages or claims or of any action or actions based thereon. Permittee further agrees to acquire and thereafter to perpetually and permanently maintain public liability and property damage insurance in the policy limits established by the grant of revocable permission, with the policy of insurance naming City of Los Angeles as an additional insured.

2) To waive any right to make or prosecute any claims or demands against the City, or any of its Boards, Departments, Officers, Employees, or Agents for any damage that may occur to said improvement, or any adjacent properties, or relate to permissive use granted, by virtue of the use, construction, maintenance or other act with said easement or right of way by or under authority of said City, or for any damage due to substances or activities emanating from within or without such City facilities.

3) To remove all said improvements, and restore the affected Right of Way or Easement, without expense to the City at the request of the Board of Public Works of said City, or its Officers, Employees, or Agents by virtue of revocation of the permit.

4) To maintain the improvement at all times to the satisfaction of the City or to reimburse the City for expenditures for maintaining the improvements should the undersigned fail to do so.

5) To grant to the City, its Agents, Representatives, Officers and Employees the right of ingress and egress over the above described improvement to any or all portions of said street, easement or right of way including the portions covered by buildings, furnishings, or equipment, for the purpose of construction, maintenance, repair, reconstruction or removal, or other lawful acts in or to said easement of right of way.

6) This permission is not in lieu of and in no way relieves the property lessee, and lessee's heirs, successors in interest or assigns from contributing to or assessments for city improvements at, in, on or about said Right of Way or Easement.

7) This agreement shall remain in full force and effect until released by the Board of Public Works Commissioners of the City of Los Angeles.

This waiver shall be and constitute a covenant running with the land and be binding upon the heirs, executors, administrators, successors in interest, assignees as their interest may appear, and may be recorded by either said lessees of the City of Los Angeles.

IN WITNESS WHEREOF, the lessee has caused these presents to be executed this

_____ day of _____, 20_____

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

NAME _____ _____
Print or Type Signature

WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} ss.

On this _____ day of , _____ 20_____, before me, _____, a Notary Public in and for said County and State, personally appeared

_____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Notary Seal)
Signature of Notary Public

Accepted by the City Engineer of the City of Los Angeles on _____, 20_____.

BY _____

_____
(Division and District Office)

Plan No. _____

Y-Map No. 126A213-A

Drainage Map. No. 516

District Map No. 127-5A213

Plans Submitted Yes _____ No _____

Waiver Number W - _____